

# The Realm of Light and Air

---

Flatbush

The Ideal Home Land



Illustrated

PRICE, 25 CENTS

# *Why People are Crazy to Come to Flatbush*

BECAUSE it is the most healthy spot on earth to live.

BECAUSE it is the most beautiful spot on earth to live.

BECAUSE we are drinking the purest water that comes out of the earth.

BECAUSE we are compelled to use this pure water for bathing

BECAUSE when our subways are completed we are 15 to 20 minutes from the great NEW YORK business centre for 5c. car fare.

BECAUSE when our subways are completed we are 15 to 20 minutes from the great SURF BATHING for 5c. car fare.

BECAUSE no suburb has so many lovely people as FLATBUSH.

BECAUSE property is cheaper to-day in FLATBUSH than any other suburb out of NEW YORK, considering what you get.

BECAUSE we have absolutely no competition from any other suburb to the GREAT NEW YORK BUSINESS CENTRE.

BECAUSE if you buy a home or an investment in FLATBUSH, and for any reason you do not want it, you can sell it always at a profit.

BECAUSE if you have cash to pay for a home or investment you can get GREAT BARGAINS in FLATBUSH.

BECAUSE if you can make a small cash payment down, you can pay balance same as paying rent.

N. B.—We have the finest properties that are for sale in Flatbush. If you are interested in buying a home or an investment in Flatbush, call or write us, giving us full particulars of what you want. If we have not what you want, we will get it, and get it the way you want it.

---

TELEPHONE No. 1594 FLATBUSH

---

## *Star & Crescent Realty Co.*

*No. 801 Flatbush Avenue*

*Flatbush, Brooklyn, N. Y.*

# The Realm of Light and Air

## FLATBUSH :: THE IDEAL HOME LAND



All Souls Universalist Church, Ocean and Ditmas Avenues

Some of the Advantages of Flatbush Described  
by well-known Residents

ILLUSTRATED

COPYRIGHTED

BROOKLYN-NEW YORK, 1905

PUBLISHED ON THE OCCASION *of* THE COMPLETION *of* ALL SOULS CHURCH  
FLATBUSH

AVERY ARCHITECTURAL AND FINE ARTS LIBRARY  
GIFT OF SEYMOUR B. DURST OLD YORK LIBRARY





# The Realm of Light and Air

## FLATBUSH: THE IDEAL HOME LAND

Vol. 1

DECEMBER, 1905

No. 1

OFFICE: 406 EAST 21st STREET, BROOKLYN

*Managers:* L. WARD BRIGHAM, BENJAMIN W. WILSON, J. E. BLOOD, FORTESCUE C. METCALFE, JAMES F. MCKINNEY, E. E. PATTERSON, B. T. BUTTERWORTH, CLARENCE LYON, CLINTON S. HARRIS, FRANK J. ARNOLD, JULIUS DE LONG, WILLIAM D. FARIS, HERBERT F. GUNNISON, L. L. HEATON, HERMAN FUCHS.

## CONTENTS

	PAGE
INTRODUCTION.....	Mr. HERBERT F. GUNNISON.... 5
PROSPECT PARK AND FLATBUSH.....	HON. RICHARD YOUNG.... 6
THE COUNTRY BEAUTIFUL.....	Mr. EUGENE V. BREWSTER.... 7
HEALTH CONDITIONS .....	DR. GEO. E. LAZARUS.... 8
CLUB AND SOCIAL LIFE.....	HON. WILLIAM C. REDFIELD.... 10
AMUSEMENTS AND OUTDOOR SPORTS.....	Mr. FRANKLIN SCHENCK.... 11
AMONG THE BOYS.....	Mr. F. A. M. BURRELL.... 12
LOCAL ASSOCIATIONS.....	COL. ALEXANDER S. BACON.... 13
LOCAL SPIRIT AND NEIGHBORHOOD ORGANIZATIONS,	
	HON. E. M. BASSETT.... 14
SECURITY OF THE HOME.....	HON. A. E. STEERS.... 15
THE HOME LIFE.....	MRS. MARY E. CRAIGIE.... 16
THE CHURCH LIFE.....	REV. T. G. JACKSON, D.D.... 18
LANDSCAPE EFFECTS.....	MRS. E. E. L. PATTERSON.... 19
SCHOOLS.....	DR. WALTER B. GUNNISON.... 20
LIBRARIES.....	MISS M. E. CLARKE.... 22
SOCIETY.....	MR. CROMWELL CHILDE.... 22
FINANCIAL AND BUSINESS INTERESTS.....	MR. EDMUND D. FISHER.... 24
STREETS, AVENUES AND BOULEVARDS.....	MR. N. P. LEWIS.... 25
DRAINAGE.....	MR. GEO. W. TILLSON.... 26
HIGH GRADE SUBURBAN DEVELOPMENT.....	MR. DEAN ALVORD.... 28
REAL ESTATE VALUES.....	MR. HENRY A. MEYER.... 29
THE COMPARATIVE VALUES OF REAL ESTATE..	MR. W. E. HARMON.... 30
PRESENT TRANSIT FACILITIES.....	MR. JAMES F. MCKINNEY.... 32

## CONTENTS—*Continued*

	PAGE
TRANSIT FACILITIES OF THE FUTURE.....	HON. F. M. BROOKS.... 35
ACCESSIBILITY TO MANHATTAN.....	MR. FRANK E. PERKINS.... 36
THE POLITICAL LIFE.....	HON. GEO. E. WALDO.... 36
COST OF LIVING.....	MR. W. A. A. BROWN.... 38
THE COST OF BUILDING.....	MR. RUFUS H. BROWN.... 40
ARCHITECTURAL FEATURES.....	MR. JOHN J. PETIT.... 41
CAN HE AFFORD A HOUSE?.....	MR. JOHN L. HEATON.... 42
THE WATER SUPPLY.....	MRS. A. W. STEPHENS.... 43
"BUT IT'S NOT NEW YORK".....	MR. GILBERT EVANS.... 44
ILLUMINATION .....	MR. HENRY E. MCGOWAN.... 46
THE TWO-FAMILY (DETACHED) HOUSE... ..	MR. T. B. ACKERSON.... 47
METHODS OF BUYING A HOUSE.....	MR. JOHN R. CORBIN.... 48
THE FUTURE OF FLATBUSH.....	HON. JOHN Z. LOTT.... 49



## Introduction.

---

THERE is usually a reason why books are published—at least in the minds of the publishers. Less than a year ago a Protestant Church in Brooklyn, which had had an honorable existence for over sixty years, decided to change its location, on account of changing conditions. After much deliberation it came to Flatbush and, uniting with a local society, began the erection of a new edifice. Many of the congregation came also and it is hoped that others will follow. This little book is published at the time that marks the completion of the church building. It gives, in a concise manner, some of the reasons why Flatbush is a desirable location in which to live. It is the contribution of a new people to that local sentiment which is so characteristic of Flatbush. It illustrates, in a measure, some of the enthusiasm which all new comers have who make their homes in this section. The Church Society, though small, but fortunately without debt, hopes to become a strong factor in the upbuilding of the moral and religious life of the community.

Many of the representative citizens of this section have generously written for this book, on subjects of which they have special knowledge. It is within bounds to say that the Flatbush of to-day has never received a fairer or more complete description than that given by the writers of this book. In making this statement it should be understood that no comparison is being made with that most excellent publication, "Flatbush, Past and Present," edited by Mr. Edmund D. Fisher. No attempt has been made in these pages to give historical data.

It is believed that the pages devoted to advertisements will be of interest. While the writers of the text have properly refrained from making reference to any particular section, the advertisers have taken advantage of the space allotted to them to give much valuable information which will be appreciated not only by those seeking new homes, but by the local residents as well.

To both the writers and the advertisers, the managers having this enterprise in charge and the Church, which is the beneficiary, extend their sincere thanks.

## PROSPECT PARK AND FLATBUSH.

HON. RICHARD YOUNG.

PUBLIC parks are among the richest blessings enjoyed by the people of a great municipality; contributing as they do to the physical, moral and intellectual well-being of the community. Brooklyn is most fortunate in having within its borders many beautiful reservations devoted to the use of its population. Peerless among them being the great domain comprising Prospect Park, with Institute Park, in which is located the magnificent building of the Brooklyn Institute of Arts and Sciences, destined to become one of the greatest structures of its kind in the country, adjoining it on the north, and the Parade Ground, devoted to athletic sports on the south; comprising in all more than six hundred acres of beautiful wooded hills, shaded glens, garden rich in flowers, shrubs and plants, greenhouses, tennis courts, croquet grounds, zoological garden and a beautiful extensive lake.

In no part of Greater New York can be found advantages superior to those enjoyed by that section of Brooklyn formerly comprising the historic old Dutch town of Flatbush, which bounds Prospect Park on the east and south, and which, during the past ten years, has experienced a wonderful development, and has become a favorite section for those seeking quiet restful homes, select social environment, convenient to the business center of the great metropolis and in which hundreds of beautiful detached homes have been built, surrounded by lawns and gardens where the quiet refinement and comfort enjoyed by the Dutch settlers for more than two hundred and fifty years is still possible. Adjacent to Prospect Park the streets are wide and fine, and are shaded by magnificent oaks, elms, chestnuts and maples, giving the entire section the appearance almost of being a part of the Park.

It is almost inconceivable that within thirty minutes of the New York City Hall such a delightful settlement should have sprung into existence in so short a time, until it is realized that land equally attractive in situation as that surrounding Central Park, can be secured at less than one-tenth the price.







AVENUE D AND DORCHESTER ROAD, DITMAS PARK

## THE COUNTRY BEAUTIFUL.

MR. EUGENE V. BREWSTER.

**F**LATBUSH is a country situated in the geographical heart of the greater city. A stranger coming from afar might well remark that Flatbush is the home of the city's "natural aristocracy," for it is in itself the real "city beautiful"—or, rather, the country beautiful. A man like Ruskin, who was at once a lover of art and a peerless critic of architecture, would have selected Flatbush for his city home—not only because of the facts set forth in Mr. Petit's paper, but because he must needs live "near to nature's heart," amid the flowers, trees, lawns and fields. Furthermore, the sameness of the down-town architecture would offend him; and, like Charles Lamb, he would be agreeably refreshed by the beauty, symmetry and variety of our Flatbush homes, for such men "must have their senses delightfully appealed to." As Schiller says, "Beauty alone confers happiness on all, and under its influence every being forgets that he is limited." Ages ago nature smiled on Flatbush, and it was the smile that won't come off. Later on, man came along and added the finishing touches. "Man was not made for nature, but nature was made for man," observes Lorimer, and that is why the wise willingly wend their way to Flatbush; for, as Carlyle once said, "There is a majesty and mystery in nature, and the essence of poetry comes breathing to a mind that feels from every province of her empire." It is bad enough to have to endure the noise, bustle, hustle and hurry of a great city during business hours, but when it comes to spending twenty-four hours a day amid such confusion worse confounded, it makes us rather not bear, all the time, those ills we have and fly to others we know not of and have not yet discovered. Perhaps it was Flatbush and not Florida, where Ponce de Leon landed and thought he had discovered the fountain of perpetual youth. At any rate it is quite certain that had Columbus preceded Adam, Eve would have founded the Garden of Eden not in the far East, but in Flatbush.



TENNIS COURT AND OCEAN AVENUE

## HEALTH CONDITIONS.

DR. GEORGE F. LAZARUS.

THE health of a community depends, to a great extent, upon the natural and physical conditions which surround and control it. The most important of these conditions are air, water and soil, and, in taking them up for consideration, as they exist and as they influence the standard of health in Flatbush, let us remember that we are in a climate in which the temperature varies, in the course of a year from four to ninety degrees, and that these changes are, at times, sudden and severe.

Lying on a slope which extends southward from the high ground of Prospect Park and an adjacent hill, which elevation serves as a protection against the severe storms and north winds of Winter, and directly receiving the full benefit from the heat of the sun, Flatbush has its climate favorably influenced and modified by its location. The Summers are comparatively cool; the prevailing winds at this season being from the south and west, so that the temperature of a hot day is invariably changed into a cool and comfortable night. The air is good and pure; the severe weather modified and tempered by an abundance of sunshine, and the cool breezes from the ocean relieving whatever tendency there may be towards a high temperature in Summer.

Next to pure air the most important thing is good, pure water. In this respect the subject need but to be mentioned, as the water here is absolutely pure. Repeated examinations, both chemical and microscopical, have failed to discover the presence of either vegetable or organic matter. To my knowledge the germs of no disease have ever been discovered in the Flatbush water.



## Flatbush: The Ideal Home Land

Another factor which very largely contributes to the healthfulness of the community is the character of the soil. Soils *do* influence health. In localities where the land is filled in by refuse matter or where the soil is impermeable, marshes and pools of water form, and dampness exists. With conditions of this kind, certain diseases, such as malarial and typhoid fevers, rheumatism and tuberculosis, are generally developed.

How different the conditions of soil in Flatbush! We find here a natural, earthy soil, a sandy subsoil, underlaid with a hard gravel or sand. It is the soil best adapted for receiving water and allowing it to *pass through*, thus preventing the formation of marshes and ponds upon its surface. This natural filtering process, with a system of sewerage which penetrates into and thoroughly drains every part of Flatbush, makes the existence of any dampness or moisture in the soil impossible. Note the absence of those conditions which usually are the cause of the development of the diseases above mentioned.

Occasionally, a mist is seen here and, by many, it is supposed to arise from the dampness in the earth. In the first place, we explained the impossibility of any dampness in the soil, and secondly mists are produced by changes in the atmosphere. A warm current of air filled with moisture passing over a cool surface, condenses the vapor of the atmosphere into fine liquid particles—hence a mist. The condition is harmless in so far as it may be a causative factor in the production of disease.



SOUTH MIDWOOD

These, briefly, are a few of the important conditions which so favorably influence the state of health in Flatbush—pure air, with space in which to breathe it, lots of sunshine, absolutely pure water and the most desirable and preferable soil. It must be on this ground and it is for these reasons that Flatbush is so comparatively free from those diseases—notably malarial and enteric fevers—which are so prevalent in communities where natural conditions are not found as they exist in Flatbush.

Inquiry among other physicians corroborates the above statement, both in regards to the high standard of health as well as to the rarity of the diseases mentioned.

## CLUB AND SOCIAL LIFE.

HON. WILLIAM C. REDFIELD.

**A**MONG the social organizations of Flatbush three stand out with especial prominence: The Midwood Club, the Knickerbocker Field Club and the Cortelyou Club. Each has its own particular field and interests, and between them they offer a wide range of choice for social interests and activities. Each has its own well-arranged club house, conveniently located for its membership, and he would be hard, indeed, to please who did not find in one or the other of these excellent clubs a fit and welcome place for himself and family, for in these organizations the families of the members are by no means excluded, but the club spirit extends to them all, as is natural to the hospitable and kindly feeling of the whole district.

Flatbush retains from its long and honorable village history what may be called the "neighborhood tradition." The families in its various sections are known to each other. There are little informal social groups everywhere. One is apt to know all the families residing near, and to be on more or less close



THE KNICKERBOCKER FIELD CLUB



THE CORTELYOU CLUB

terms of acquaintance. Of a summer evening, when everybody is out of doors, the piazzas become informal social centers. New comers are welcomed into these little groups, and a friendly interest in one another and in the community is characteristic of the place.

Such interests as were united in the Flatbush Free Library, since become the Flatbush Branch of the Brooklyn Public Library in its fine, new Carnegie Building, on Linden Avenue, and are united in the Flatbush Boys' Club, having in its care over 700 boys, together with such organizations as the Flatbush Glee Club and the Choral Society of Flatbush, all provide a wide range of social activities for the present and the future residents of Flatbush.



## AMUSEMENTS AND OUTDOOR SPORTS.

MR. FRANKLIN SCHENCK.

THERE is probably no section of Greater New York better adapted to outdoor sports and healthful amusement than the Flatbush district.

Lying between Prospect Park and the Ocean it is fanned by cooling breezes and free from the deleterious influences of crowded sections. The great playground of the city, Prospect Park, is easily accessible and was at one time a part of the old town of Flatbush. The Parade Grounds, just at the south, are every afternoon and holidays crowded with a joyous party of both young and old. This combination of Park and Parade Ground makes one of the largest and best playgrounds in America.

The Knickerbocker Field Club, the Midwood Club, and Cortelyou Club provide both out-of-door sport and indoor amusements. The grounds of the Knickerbocker Field Club have very attractive tennis courts, and a large number of available lots throughout Flatbush offer abundant opportunity for tennis, baseball, and other games.



PROSPECT PARK

The summer, of course, turns the attention of a great many people to the Ocean, and its close proximity to Flatbush is a desirable feature. The finest bathing on the coast and high-grade amusements are practically at the very doors of the Flatbush resident. A magnificent sheet of water for aquatic sports is Jamaica Bay, which can be reached from Flatbush by trolley within twenty minutes, and is really a unique place of comparative safety, being absolutely land-locked at all times, the sportsman being near mainland. Crystalizing in a sentence the spirit of the whole question, it may be accurately stated that within fifteen minutes of the heart of Flatbush there are opportunities for outdoor sports that are unequalled in any other section of the world.

## AMONG THE BOYS.

MR. F. A. M. BURRELL.

OUR boys of to-day will be the men of to-morrow, and will be called upon to lift the load of their time. A sturdy physical development will combine with their mental equipment to make the best sort of men. In a boy's life, the twenty-four hours of each day are practically taken up as follows:

Ten hours in sleeping. Three to five hours at school, and nine to eleven hours in eating, study or recreation—mostly the latter.

Their recreation hours in the suburbs are spent in the open air, where football, tennis, baseball, and other outdoor sports are possible because of the greater room afforded here than in the more crowded sections.



PROSPECT PARK LAKE IN WINTER

I think the temptations to engage in mischief are not so great here as they are in the older sections of the city where the houses are solidly built in blocks. For those boys who are not blessed with the freedom of a good home, or those who live over stores where there is not much room, there has been provided by those who so kindly contribute to its support, the Flatbush Boys' Club, at No. 11 Erasmus Street, near Snyder Avenue. This Club was organized about two years ago and has now a membership of 700 boys, ranging in age from six to sixteen years. The Club now owns its own building, which is fitted up with comfortable reading-rooms, gymnasium, etc., and the outdoor athletic sports are conducted on Saturdays on the Erasmus grounds. There is a football team, a baseball club, a basketball team, fishing club, swimming club, bicycle club and a hockey team.

A Penny Savings Bank has been started. Each boy may deposit with a penny, and when he has five dollars an account is opened for him in the Dime Savings Bank. They have a circulating library, receiving 200 books each week from the Brooklyn Library. The Club is supported by voluntary gifts.

## LOCAL ASSOCIATIONS.

COLONEL ALEXANDER S. BACON.

THERE are few people in this great, rushing City of New York who do not look back with affectionate longing to earlier days when they resided in some quiet village or small city, where everybody knew his neighbor and a "home feeling" prevailed. The transition from living in the country to a *mere existence* in Manhattan, where one may not even *see* his next door neighbor for months, and may never know his name, is often a severe shock which nothing but the strenuous business of city life can soften, or rather, benumb.

In Flatbush we have a modification of the city idea, with detached homes and delightful social surroundings; we can leave the excitement of Wall Street and be reminded, in a slight degree at least, of earlier environment. We have that home feeling found only in an acquaintance with one's neighbors. We have here, indeed, the salient advantages of both city and country life. The city has unquestionably many advantages over the country along certain lines: schools, lectures, famous preachers, operas and theatres, not to mention local functions that wear off the rough corners and polish the exterior, even if they do not materially strengthen the character. The country seems to furnish the rugged strength of the granite while city life gives the polish. The prevalence of local, social and economic associations, like the taxpayers and local improvement associations and neighborhood clubs, devoted to literature, science and art, not to speak of bridge whist and—what is the name of that other game?—make one feel for the time being that life is not simply one long grind, but that there is something to live for outside of the almighty dollar.



MARLBOROUGH ROAD.

We know of no place in the greater city with such desirable home surroundings and delightful environment as right here in Flatbush, the paradise of city homes. The moral tone of such a community is naturally higher than that of the city, and as a place to bring up children it is especially desirable. Here it is possible to develop home and Church surroundings, modeled after the country home of one's youth, and we believe that in such surroundings a man will live a longer life and be a better man than is possible in the unnatural surroundings of Manhattan. Nowhere do the Church and the home flourish in such congenial environments as in our beautiful Flatbush.



## LOCAL SPIRIT AND NEIGHBORHOOD ORGANIZATIONS.

HON. EDWARD M. BASSETT.

THE New England town meeting idea has disappeared in the thickly built up parts of Brooklyn. People are unacquainted with nineteenth-twentieths of their neighbors. Local requirements are not pressed because there is no local opinion. Public improvements come only when the city takes them up of its own accord, and that is usually a long wait. Schools run two shifts before the city starts building more school rooms and then it takes years to finish them. Streets, parks and public places are changed on the city map, and changes good or bad are under way on the ground before the people know what is going on or can organize.

In Flatbush people know one another. They live in distinctive homes, not in habitations distinguishable one from the other only by their numbers. There is a Flatbush local spirit, and better yet there is a local pride in every separate neighborhood, and on every separate street. Sometimes the people express this spirit by organizing, sometimes not, but it is there all the same.



AVENUE G, LOOKING FROM CONEY ISLAND AVENUE

The central organized body is the Flatbush Taxpayers' Association, having about 500 members, and an outfit of committees that actually work. Its endeavor is to nip harmful projects in the bud, and to start the consideration of needful things before their omission has become deplorable. By it, wrongful or illegal assessments for improvements have been adjusted, new schools obtained, rapid transit made more perfect, nuisances abated, and many good works for use, health and beauty accomplished.

The neighborhood clubs do splendid work in their home sections. Such are the East Flatbush, Prospect Park South, South Midwood, Matthews Park, and Manhattan Terrace Associations. Home owners are the main workers in all of these, and they demonstrate that the old saying is true in peace as well as in war—"In unity there is strength."





AVENUE G, EAST OF OCEAN AVENUE

## SECURITY OF THE HOME.

HON. A. E. STEERS.

FROM whatever the point of view, it is beyond the peradventure of a doubt that the security of the home is at least as well established in Flatbush as in any other section of Brooklyn, or any part of either of the adjacent boroughs of Manhattan or Queens. A life-long residence in or contiguous to Flatbush, coupled with many years of experience in dealing with all the various offenses against citizens and laws, compels this deduction. The per centage of violations of laws is infinitesimal when compared with any other section of Greater New York with equal population and area. Official statistics are proof of this.

In contradistinction from most other large and populous sections of Greater New York, there is no portion of Flatbush which is designated by any term which is applied to locations wherein vice is practiced. This fact is a strong safeguard for the home and family, as well as a powerful incentive in attracting the character of dwellers making up an ideal community. In this respect the Flatbush of to-day is irreproachable and beyond compare. The general character of a particular portion of a city is what the dwellers therein make it. Flatbush has nothing to lose by comparison with any part of the Metropolis of the United States. It is by reason of these facts, so briefly stated, that Flatbush is pre-eminently desirable as a place for the rearing of young children, and the moral welfare of all its residents.

Official protection to the home, such as comes from the police and fire departments, compares favorably with that afforded anywhere else in Brooklyn. Flatbush is both urban and suburban, and the very nature of its people and buildings is such as to reduce the possibility or probability of serious visitations by fire, or depredations by predatory human beings to the minimum point. This, combined with efficient and vigilant service on the part of the paid servants of the people, goes to make Flatbush the ideal section of Greater New York in the security of the home.

## THE HOME LIFE.

MRS. MARY E. CRAIGIE.

"Be it gorgeous wealth that our temple is drest in,  
Be it poor and of little worth;  
O home; our home; a home to rest in  
Is the dearest place on earth."

THE problem of the twentieth century is the problem of the family. How and where to establish in our great city a satisfactory home is the complex question that many are trying to solve. How to provide proper environment for the children and how to secure reasonable seclusion and independence under the crowded, strenuous conditions of city life are, indeed, vital questions!

To establish a home is one of the first objects of life! A home that shall be to us and to our children, the fountain source of inspiration and help in all the affairs of life! A place where our highest aspirations shall be stimulated, our best affections nurtured, and to which our memory will cling most fondly in all the years to come.

God pity the child who cannot associate his youth with some permanent spot where, amid innocent joys and pleasures, his childhood days were passed and his character formed and strengthened!



THE STONE CHAPEL (PRESBYTERIAN), SOUTH MIDWOOD

The ideal home should be amid the trees, with sunlight and air on all sides; fragrant with the scent of grass and leaves and growing flowers. All these things add to the charm of a home and are vital necessities to the full development of a natural, healthful child. No physician's skill can produce a specific to equal the tonic value of a home amid such rural surroundings!

Flatbush, from the time of its first settlement by the Dutch, in 1656, has been a section of ideal homes! The old Dutch homes established here were homes of comfort, refinement and happiness! The virtues that were developed



## *Flatbush: The Ideal Home Land*

in those early homes produced the noble men and women known as the old residents of the Flatbush section. The Colonial homesteads, unpretentious, yet roomy and comfortable, with their wide halls and spacious old-fashioned fireplaces, around which the family gathered in winter, are passing away and giving place to the more modern homes of the twentieth century. The farms have been cut up into villa plots and all classes can find here a home suited to their means.

Midwood was the old Dutch name of the town, because, in the early days, the village was encircled by woods. Many of the finest forest trees were in the section purchased for Prospect Park, but most of the streets are still lined with fine old trees that are growing more beautiful each year.

The greatest advantage that Flatbush offers is in the facilities for play and recreation afforded the children in the yards and gardens surrounding the houses. The lack of proper play places is a serious menace to the physical and moral development of the children of the city who are forced to play on the public streets. Juvenile criminals are increasing in our city, and a prominent judge recently stated "that, in his opinion, it was due to the fact that those in authority do not provide proper places where the children may play."

Games, properly conducted, teach the child force, concentration, benevolence, perseverance and that quality needed most of all in the combat of life, viz., stoical acceptance of an honest defeat!

The garden will not only be an advantage to the children, but the parents will also share in its pleasures! Charles Dudley Warner said: "We all have something in our nature that requires contact with the earth. There is nothing that has such a tranquilizing effect as gardening!"

Then, too, right over the garden hedge is our neighbor, and peaceful and pastoral it seems to exchange civilities! Strawberries for cherries, or new-laid eggs for asparagus, or mince pies for crullers, and such old-time neighborly courtesies that are quite proper under rural conditions, but would be considered impertinent and out of place under the rules governing city life, where the term "neighbor" is obsolete.

Club life in Flatbush has followed along the lines of domestic life, and the three first clubs formed were the "Ingleside," "The Dickens' Club" and the "Winter Night Club." They met in the homes, around the fireside, and were an extension of the home circle to include the congenial neighbor, and to cultivate a friendly social spirit!

The Midwood Club, the leading men's club, was organized primarily to preserve the old Clarkson Homestead, one of the most imposing, historical mansions of old Flatbush.

Nowhere has Christmas, with all its joyous traditions, been more loyally observed than in the old Flatbush homes. The wide capacious fireplaces were sacred to Santa Claus, and no member of a Dutch family failed to hang up his stocking Christmas Eve, ready to be filled by Santa Claus on his annual visit. The figure of St. Nicholas graced the prow of the ship that brought the first Dutch settlers to the New Netherlands, and the first church built in the new colony was St. Nicholas Kirch. Home life would have lost much of its joy if the old time Christmas festivities had not been religiously maintained.



ST. PAUL PROTESTANT EPISCOPAL CHURCH

## THE CHURCH LIFE.

REV. T. G. JACKSON, D.D.

**C**HURCH extension has kept pace with the remarkable increase of population and real estate values in the Twenty-ninth Ward, commonly known as Flatbush. This fact is of greatest interest, to those families moving into it, from the more thickly settled sections of Manhattan and Brooklyn. Every best known denomination is represented, and in several cases by four and five congregations. In the sweep of a circle that would include the Willink Entrance to the Park, South Midwood, Parkville and Windsor Terrace, there are twenty-five congregations, most of them becomingly housed and doing well their appointed work. There are ample Church privilege and accommodation for all moving into this beautiful section of Brooklyn. Flatbush has the most fixed population in the Borough. With rare exceptions, houses are owned, not rented, and Church life is consequently strong and deep. The best judgment declares that Flatbush will continue distinctly a place of homes long beyond the life of the present generation. The best ecclesiastical good nature has always characterized Christian life in Flatbush. The various denominations have "dwelled together in unity."

Families have unchurched themselves, as families sometimes irreligiously and unpatriotically do; but none can claim it is unchurched from lack of opportunity and accommodation.

In few Wards of the Borough are there so many Churches as in the Twenty-ninth. We welcome into the religious life of the community the latest arrival, "All Souls Universalist Church," having united with the local society, "The Church of Divine Love." An organization with such a name should be welcomed everywhere. It has moved from a goodly neighborhood



to a better. In this transplanting, its trustees have evidenced far-sighted sagacity and good judgment. The wisdom in their selection of a site is manifest even now, and will be more evident in the coming very few years. And the building itself is well adapted to the site, and the general idea of proper suburban appearance. It looks as though it belongs to just where it is, than which architecturally what's better? It is prettily, ecclesiastically and architecturally correct. The lines of the building do not offend. We welcome to the Ward the material Church building, as well as all present and future worshippers in it.



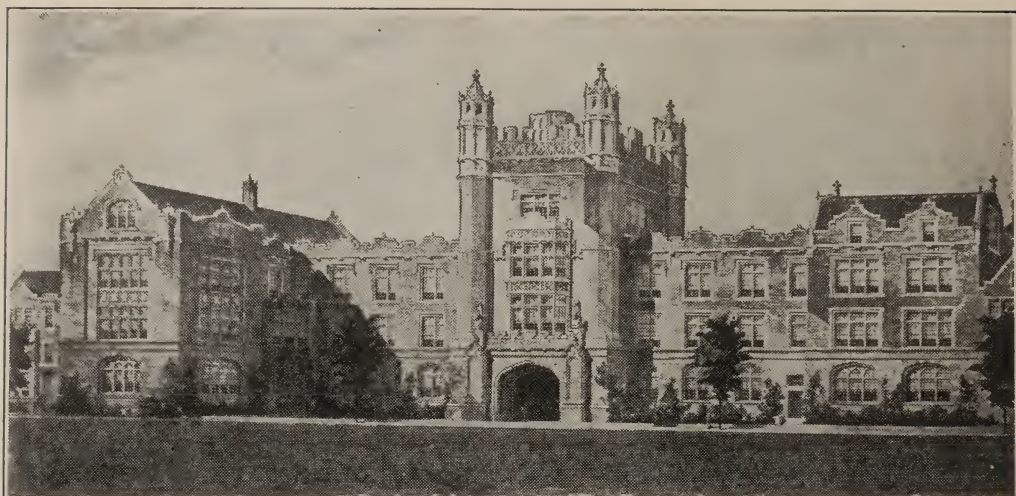
ST. MARK'S M. E. CHURCH, OCEAN AVENUE

## LANDSCAPE EFFECTS.

MRS. E. E. L. PATTERSON.

**W**HEN a real estate company seizes a potato or corn field of Flatbush, trees are planted as fast as the land is surveyed, and the sidewalks are laid with parking on either side. The ugly board fence of the city backyard is unknown, and in many places the lawns and gardens are continuous. When there is a fence it is a privet hedge, or, if of wood or iron, is built so low it does not obstruct the view and is often overhung with vines or has flowers peeping through its bars.

In the development of Prospect Park South, the lawns in front of the houses and the great green islands in the driveways were filled with flowering shrubs, emphasizing the park idea. So attractive did it prove that in the more recently opened sections, as Ditmas Park, South Midwood, Fiske and Manhattan Terraces, and even Rugby, east of Flatbush Avenue, the same means of beautifying the landscape has been employed, thus helping to make the whole of Flatbush a residential park, and instead of "the rows of giant bricks and stones stood on end," as an Englishman has described our Brooklyn houses, over the lawns are scattered artistic villas of varied architecture, each with its comfort-giving piazza, separated one from the other by at least a few feet of garden and sunlight, often half-hidden and overtopped by great branching trees.



THE ERASMUS HALL HIGH SCHOOL

## SCHOOLS.

DR. WALTER B. GUNNISON.

TO a person moving to a new section the first inquiry that usually presents itself is, what school facilities are offered. In this respect Flatbush is peculiarly fortunate; by reason of the rapid growth of the section the buildings are, in the main, new and perfectly equipped. The primary and grammar schools are numerous, and are in charge of men and women of very large and successful experience. Secondary education has its home in the Erasmus Hall High School, an institution which has had a name and reputation for over a century; the old Erasmus Hall Academy, established 1787, contemporaneous with the beginning of this government, holding the first charter issued by the Board of Regents of the State of New York, and having been started about the same time as the Phillips Andover and Phillips Exeter Academies, and other famous institutions. It stands as the pioneer in secondary education in the State of New York. The history of Erasmus Hall High School is the history of secondary education in this country. This Academy was turned over by its trustees to the authorities of the city in 1896, and at present a building is being erected which bids fair to be the finest secondary plant in the country. This school has already grown to be one of the largest institutions of the kind in the city. By reason of its location, the class of students that attend have still a great many of the characteristics of the famous old Academy. It has a force of over seventy teachers, and there is no legitimate secondary work that cannot be fully furnished. It has a register of between sixteen and seventeen hundred pupils.

In addition to this there is a large and beautiful equipped parochial school in the parish of Father Wood, at the corner of Rogers and Church Avenues. The building is new and finely adapted for its work, and is probably one of the best of the city's parochial schools.



## *Flatbush: The Ideal Home Land*

There are also several small private schools: that of the Misses McCreary, at 657 Ocean Avenue, is a well-established kindergarten, with primary and preparatory departments. For many years, before the opening of this school, the Misses McCreary's School, in the Eastern District, was the leading private school of the section. It has upon its list of patrons men prominent in every walk of life.

Miss Perkins's School, at 830 Flatbush Avenue, is a kindergarten school with a full preparatory department. This also furnishes an opportunity for the pupils of the section to get the advantages of the small school. The course is so fitted that a person can go directly to the higher grades in the larger preparatory schools later.

There are very many schools which are simply kindergartens so that the smaller children can find opportunities for instruction very close to their homes. No community in the greater city has better opportunities through its educational facilities than this section, and this fact has been one of the large factors in starting the great exodus from all sections to Flatbush.

In connection with the educational facilities of Flatbush, mention should be made of the Branch of the Brooklyn Public Library. This is centrally located and offers splendid service to the reading public.



PUBLIC SCHOOL NO. 139, AVENUE C





FLATBUSH BRANCH, BROOKLYN PUBLIC LIBRARY

## LIBRARIES.

MISS M. E. CLARKE.

THE Flatbush Branch was opened by the Public Library Association as the Flatbush Free Library, in February, 1899, and in January, 1900, was formally turned over by the Public Library Association to the Board of Trustees of the Brooklyn Public Library.

The nucleus of this book collection was formed by the gifts of some 3,000 volumes by interested local people, and the collection has been added to by the book appropriations until over 10,000 volumes were on the shelves when the library was transferred to its present quarters. New books are constantly being added to the collection. At the time of the transfer the library occupied a small frame building in Caton Avenue. In 1901, it was moved into larger quarters, at 824 Flatbush Avenue. On October 7, 1905, the new Carnegie Library Building, on Linden Avenue, near Flatbush, was opened to the public. The new building was built at a cost of \$64,052. It contains, in addition to the room for the delivery of books, a special reading room for children, a reading room for adults, a reference room and two study rooms.

Clubs and reading circles are invited to use the branch and to acquaint the branch librarians with their needs. The study rooms are at their disposal, and whenever possible the books specially desired for use in connection with club work will be placed on special shelves for their convenience.

---

## SOCIETY.

MR. CROMWELL CHILDE.

THERE is nothing older in Brooklyn than Flatbush Society. Beside it that of the famous and traditional Heights must bow. Relatively, the Heights is of a mere mushroom growth, entitled only to a matter of seventy years of existence against Flatbush's two hundred and seventy. Historical fact cannot be denied. The first Flatbush Society, and the very first in

Brooklyn, though antiquarians have altogether lost sight of it, was when some dear old *τρουω*, whose home was assuredly not far away from the present Prospect Park South and South Midwood, gathered together her neighbors in the kitchen of her capacious farmhouse, one early evening after the toil of the day was done, for gossip.

That must have been—I can but approximate the record, and I do not know the lady's name—in 1635. I am reasonably sure of the year. What they did at the "party" I cannot tell. But it is certain that in this year was the first "At Home," and that here Society in Brooklyn had its first commencement, at the very same hour the Knickerbockers on Manhattan Island, around the old Fort (where the new Custom House now stands at the foot of Broadway), were establishing themselves.



INTERIOR FLATBUSH CONSERVATORY

For, remember, what Brooklyn was in its very earliest days—Flatbush and Flatbush farms, and nothing more. The land was so much better back here over the hill brow that is now Prospect Park that the sturdy Dutch fellows passed over all within three or four miles back from the river front and settled upon the slope that fell very gently to the ocean. They needed a ferry to get over to Manhattan Island, and by degrees a few rough houses sprang up around there. Out of this the original Brooklyn grew. And two hundred years later a band of smart New Englanders—of whom the present writer must concede he is a descendant—came down for the commerce of New York, and built the Heights.

Never a sign meanwhile from the old Flatbushians nor from their brothers of Flatlands. They farmed six days a week, drove their market wagons into



## *The Realm of Light and Air*

New York, and Sundays worshipped in the Flatbush Dutch Reformed Church and the Dutch Reformed Church at Flatlands, growing richer and richer, quietly putting their money away, passing their farm lands on from father to son, never thinking of selling them.

To-day we have come to the second phase.

The old Dutch burghers have not altogether gone, though many families are now extinct, but they have been added to. One by one the farms have been built upon. Fate worked out very wisely. Long after Brooklyn had expanded and developed, the old farms of Flatbush remained farms. Though on the edge of Brooklyn Flatbush was shut off as if another and a distant part of the world. The quaint life still continued; no outsider could enter into it.

It might have been very different. Flatbush might have come into Brooklyn piecemeal, one row of blocks here, another there, just a continuation of uninteresting city streets. The Dutchmen, however, resisted every blandishment. They knew the value of their rich farm lands, and they waited.

It has followed that in almost one hour Flatbush has made her change, not into another like section of Brooklyn, but into a suburb of delightful, picturesque homes, where in modern form all the old traditions of the high-grade Dutch life will be carried out—are being carried out. It is often remarked as a condition of modern city life that you do not know who your next door neighbor is; he might be a millionaire or a gentleman Raffles. But you do know in Flatbush. A social life that is the direct descendant of the community of interest of the old Flatbushman has already been made.

I do not know anything precisely resembling this elsewhere. It is the coming together of "nice people" who by their association are making the most agreeable of social life for themselves and their children. Everybody is well acquainted with everybody. People visit each other informally, the young girls' "best beaux" are those their families know about. And as more and more "nice people" come to Flatbush this will be so in a greater and greater degree.

I am sure my old Dutch *vrouw*, could she come back to-day, would be pleased at what has evolved from her first "At Home."

---

## FINANCIAL AND BUSINESS INTERESTS.

MR. EDMUND D. FISHER.

**F**LATBUSH, though old, is yet new. New in the development of modern homes, new with the construction of modern church and school buildings, new through the vitalizing force of a pure and sparkling water supply, and new in the modern financial and business enterprise.

Two hundred and fifty years ago, when the Indian was pushed aside by the Dutch settlers, banking was but a European term and business merely barter. A hundred years ago the chief occupation was to store the capacious cellar with the product of the farm and spend much of the long winter by the fireside. Even twenty-five years ago the farms of Flatbush still remained in reserve for



## *Flatbush: The Ideal Home Land*

the choice residential development soon to follow. Now all is changed. There is a population of many thousands, a Trust Company, with every modern banking facility, including massive burglar and fireproof vaults, is housed in a beautiful new building on the corner of Flatbush and Linden Avenues. There is a bank of discount, and stores of the most modern type. Fortunately, in the strict sense of the word, Flatbush is not a business community. It is a residential section, with business subservient to its needs. Every week, however, brings new stores, and the discriminating purchaser has an ample selection. The tendency of the newcomer to continue the use of downtown banks and stores is somewhat discouraging, but loyalty to the community through home patronage and suggestion will stimulate local enterprise and bring the best results. Flatbush to-day is the result of a rapid but healthful growth from a peaceful and rural community into the most popular and beautiful suburb of the second city of the world.



FLATBUSH AVENUE, THE FLATBUSH TRUST CO.

### STREETS, AVENUES AND BOULEVARDS.

MR. NELSON P. LEWIS.

THE plan of Flatbush, like that of the rest of the Borough of Brooklyn, consists of the roads established by the early settlers which have been overlaid with a system of streets for the most part at right angles to each other. Such a policy does not result in an admirable city plan, but through intelligent treatment the streets of Flatbush have become the most attractive in the entire Borough. Along Flatbush Avenue, which follows an old highway which has been in use for some two and a half centuries, are still to be found attractive homes occupied by descendants of the Dutch pioneers, but the street has become the business centre of the former town. A little to the west, Ocean Avenue furnishes a broad and popular driveway leading directly from Prospect Park to the Ocean. Paralleling and crossing this fine avenue are many streets, well paved, well shaded, and lined with attractive

## *The Realm of Light and Air*

homes, each with its own grounds, adorned with masses of shrubbery and flowering plants, while within sight are the charming walks, the green meadows and the delightful shade trees of one of the finest parks of the world and the superb boulevard leading from it to Coney Island.

It was but a few years ago that these streets were dirt roads, dusty in summer and muddy in winter, but Flatbush awakened to the necessity of modern, smooth, sanitary roadways, and now asphalt is becoming the prevailing type of pavement. In fact, it is in Flatbush that city and country meet. Every refinement of the modern city streets is here, yet the homes and grounds have the charm of the picturesque village, and it is but half an hour from the New York City Hall.

For a good part of the year Flatbush lives out-of-doors, where, from the time the first crocus shows itself until the latest chrysanthemum has succumbed to the frosts of November, the streets, the lawns and the gardens furnish an attractive picture, such as cannot be found elsewhere in the great City of New York.

---

### DRAINAGE.

MR. GEORGE W. TILLSON.

THE old village of Flatbush had no comprehensive sewer plan. A few storm, water and house drainage sewers had been built previous to annexation to Brooklyn. But these were found to be entirely inadequate when the recent development of this section began. Street improvement work only added to the trouble, as natural water courses were cut off in some instances, and the grading of streets brought water to locations where it could



OCEAN AVENUE LOOKING UP FROM NEWKIRK





THE JAPANESE HOUSE, BUCKINGHAM ROAD

not be taken care of. A new comer to Flatbush, in making a complaint to the writer, said: "I moved into my newly-purchased home in the afternoon and when I looked out of my window the next morning I found the house surrounded by water." Now the street in front of that property is sewered and paved with asphalt.

In 1898, immediately after consolidation with New York, comprehensive plans were adopted for sewerage all of Flatbush, practically all of the old sewers being utilized. The carrying out of these plans involved the construction of a sewer fifteen feet wide in diameter, emptying into the New York Bay, at 64th Street. A branch crosses Flatbush Avenue, at Foster Avenue, with a diameter of ten feet. An extension runs up Bedford Avenue to Eastern Parkway, its terminus being about seven miles from the outlet.

This vast underground conduit with all its branches and ramifications will drain 5,100 acres, be 181 miles in length and will cost approximately four and a half millions of dollars.

At the present time all the necessary mains have been constructed and the lateral sewers are rapidly being installed.

This section has the advantage in that its sewers have been figured on a more liberal basis than those of Brooklyn proper; the formulas used providing for a greater carrying capacity, so that there may be no fear in the future of the damaging overflows that are so common in the older sections of the Borough after exceptionally heavy rainstorms.

Much misapprehension exists in the minds of many people as to the height of Flatbush above sea level. It has been asserted that Prospect Park South was so low that it could not be drained. As a matter of fact Albemarle Road is as high as Fulton Street at Elm Place and nine feet higher than Fulton Street and Flatbush Avenue, which is at the same elevation as Beverley Road and Ocean Avenue. The intersection of Caton and Ocean Avenues is at the same elevation as Fulton and Willoughby Streets and fourteen feet higher than Fulton Street at Elm Place. These few instances show how easy it is for intelligent people to be misinformed as to simple physical conditions.





ALBEMARLE ROAD, PROSPECT PARK SOUTH

## HIGH GRADE SUBURBAN DEVELOPMENT.

MR. DEAN ALVORD.

THE present great exodus from city to suburb would have begun ten years earlier but for the lack of physical improvements. Until recently the residents of Flatbush were without sewers, pavements, sidewalks or electric lights. It now has a greater area under improvements of the highest class than any other section.

The most hopeful sign at present is the zealous interest manifested by the individual owners, who have taken the place of the real estate developer, in the maintenance of the high character of the original improvements.

The Flatbush idea of high-grade development is limited not merely to the actually necessary improvements. The value of beauty as a factor in real estate development is recognized here as nowhere else. The educational value to growing children of such features as flowers, shrubs and trees, and their artistic grouping, has influenced many a parent in selecting the environment for his family.

The *Boston Herald* recently remarked that the objection to the location of a Church in a beautiful residence section of Flatbush on the ground that such a building would injure the skyline, is a distinct advance toward a recognition of the aesthetic in our American cities.

Within my house I may consult my personal taste, but the public has a distinct interest in the exterior of house and grounds, because their appearance directly affects my neighbor, and either mars or harmonizes the general effect.

Let us hope that soon, not by compulsion, but from choice, color schemes for the painting of our houses will be chosen by a competent committee with a view to harmony with the surroundings, rather than at the personal caprice of the owner.

## REAL ESTATE VALUES.

MR. HENRY A. MEYER.

AT the very threshold of the great American metropolis, yet far enough removed to be free from the maddening throng, is situated the old Town of Flatbush, which, at one time considered to be remote and inaccessible, has by force of circumstances been brought within easy reach from the hub of the city and has become more widely known as a place superior in its natural attractions to any other nearby residential section.

It may be that Prospect Park, lying between it and the objective point for the majority of its residents, was a temporary barrier to progress and improvement, and moreover, our good old farm lovers, who clung tenaciously to their homesteads, yielding reluctantly to the improvements, which were deemed to be an encroachment, rather than an addition to their comfort, security and convenience, tended to preserve this locality for the enjoyment of a future generation, when the demand for a high class residence was necessary to meet the requirements of the householder of to-day.



THE REFORMED DUTCH CHURCH

The most attractive portion of Flatbush, as we find it to-day, embraces that portion lying west of Flatbush Avenue and extending from Prospect Park to Kings Highway. In this class of property, the most notable increase in values has been along the belt paralleling the Brighton Beach Railroad and Coney Island Avenue—this section having been favored with better transit facilities; while Flatbush Avenue land values have appreciated by leaps and bounds far beyond expectation.

It is the firm belief of the writer that land values between Prospect Park and Kings Highway, adjacent to the Brighton Beach Railroad, will during the next ten years reach the price of five thousand dollars per lot, while Flatbush Avenue and Coney Island Avenue, for business purposes, will show a proportionate increase in values.

This present upward movement is greatly stimulated by the public utilities now planned and in course of construction, which will make this locality easy of access from the center of greatest business activity, that is, the lower part of Manhattan, and will make of Flatbush an oasis, a place of comfort and beauty of surroundings, lending itself to the improvement of the moral and intellectual character of its citizens. The natural advantages of Flatbush are a splendid legacy to the present and succeeding generations, and these considerations will appeal to seekers for ideal homes, and will attract to this favored portion of the borough the best element of the city's population.





FLATBUSH AVENUE, MELROSE PARK ON RIGHT

## THE COMPARATIVE VALUES OF REAL ESTATE.

MR. WILLIAM E. HARMON.

**L**AND is worth nothing except it be capitalized by the construction of buildings upon it. When so capitalized it is worth that price on which it will pay an attractive rate of interest. Few people have any comprehension of what Flatbush property is worth when capitalized in accordance with economic real estate laws, not only its present value, but its potential value. You would be surprised to know that the buildings located on property near Prospect Park could have exactly the same earning power as property on the streets leading from Riverside Drive on the Upper West Side. The earning capacity of the combination of building and land on the Upper West Side justifies a value of from fifteen to twenty thousand dollars per lot.

No one realizes more than I do the seeming absurdity of the proposition that a lot of land in the best part of Flatbush is worth twenty thousand dollars. And yet the fact stares us in the face that, when capitalized by a building of equal cost, it has an earning capacity equal to the land which would cost in the open market fifteen to twenty thousand dollars per lot, and unless some flaw can be found in this process of reasoning, the conclusions must be accepted.

Why have not these values been realized? And why does the realization of them seem to be a good ways in the future? The reason is because transportation facilities have not yet been perfected, and most people are capable of seeing but a few inches beyond their nose. Six months before the tunnel was completed in the northern part of New York City the writer was offered participation in a million dollar syndicate which had held a large tract of land for three years, and in which one of the large owners desired to dispose of his interest. The offer was made on the basis of four per cent. per annum in excess of the actual cost three years prior. A thorough examination of the property was made and a careful survey of the situation. The property had been bought at a fairly high price. There had been absolutely no movement. Accumulated interest



## *Flatbush: The Ideal Home Land*

and taxes had brought the land up to more than it at that time (six months prior to the opening of the subway) seemed to be worth. The offer was declined. Seven months later the property was sold at a profit of four hundred thousand dollars, and the purchasers made more than the original syndicate that bought the tract as a whole. This was an instance in which somebody couldn't see much ahead of his nose, and the somebody happened to be somebody who had had a somewhat wide experience in real estate, so the failure to appreciate Flatbush values is not put in the shape of a criticism.

Most men who get rich do it on sure things, but they happen to have had the capacity or opportunity to see the sure thing a little bit before somebody else. However, it is better to be a year too early than a minute too late, and Flatbush values are dangerous things to play with. If you purchase you will probably have to wait twice as long as you expect, but you may have to wait only half as long. The best way to purchase real estate is to get acquainted with a good broker—the best is none too good. When he offers something, go to another broker and ask his advice. On the whole, Flatbush real estate brokers are probably the best type of their class of any in the country. The other kind haven't gotten in yet, though they will. The Flatbush brokers are doing so well that they give their advice freely, and usually disinterestedly.



VANDERVEER PARK.

There is one aspect from which Flatbush real estate will always be attractive. If you will think of it, Flatbush is the only location in Greater New York that is of a distinct social character outside of the Fifth Avenue district. One might say The Heights and the Park Slope have a distinct social character, and yet both of these districts are rapidly changing. The New Jersey suburbs have a distinctly social character, Yonkers and Larchmont also, but within the city of New York there is no place outside of the district above referred to which has a distinct society of its own, representing not the wealthiest, but the best type of New York men and women. This will always be a magnet for people of the same sort, and will give Flatbush real estate a stability which other portions of the borough will not have.

## PRESENT TRANSIT FACILITIES.

MR. JAMES F. MCKINNEY.

THE geographical position of the Flatbush district of Brooklyn will always insure it the best of transportation facilities. Transportation development in Brooklyn may take on new phases frequently, yet Flatbush street-car patrons will rest assured that the location of their community, if nothing else, will make it of such importance that the district of Flatbush will always remain prominent in the first consideration of transportation alterations and development. It is doubtful if any section of Greater New York is better served with street-car transportation than that beautiful and important portion of the Borough of Brooklyn.

There is not a section of Brooklyn that is not tributary to Flatbush—if not by direct lines, by transfers. At present there are not less than five direct trolley lines to the Flatbush section, in addition to the Brighton Beach elevated service. A brief analysis of this service means that it has a daily carrying capacity, to and from the Flatbush section, of more than 150,000 passengers.

The Nostrand Avenue line, which runs from Delancey Street and Broadway ferries to Vanderveer Park by the way of Driggs Avenue to Nostrand Avenue, at present is run during the morning rush hours on a headway of four minutes, and during the afternoon rush hours on a headway of three minutes, with a five-and-a-half minute headway during the non-rush hours. All the cars of the Nostrand Avenue line are of the latest trolley car type and have generally been accepted as the most comfortable and satisfactory type of a trolley car that has yet been put in operation.

The cars of this line make two hundred and forty-two round trips, or, in other words, pass through the Flatbush section four hundred and eighty-four times per day, with a total daily carrying capacity of over forty-eight thousand people. In addition to this service there are extra trips operated for the benefit of the Flatbush district for the especial benefit of the public school scholars, teachers and theatre patrons.

The Flatbush district is also served with trolley service by way of the Ocean Avenue line, which runs during the summer months from Broadway ferries to Sheepshead Bay via Marcy Avenue to Fulton Street to Nostrand Avenue to Bergen Street to Rogers Avenue to Ocean Avenue to Sheepshead Bay, and during the winter months this line is operated to Bergen Street to Sheepshead Bay via Rogers Avenue to Ocean Avenue to Sheepshead Bay, on a ten-minute headway in the morning rush, and on an eight-minute headway during the evening rush.

The Lorimer Street line is operated from Greenpoint ferry to Prospect Park via Lorimer Street to Nostrand Avenue to Malbone Street to Prospect Park. During the morning rush hours this line is operated on a five-minute headway, and during the evening rush hours on a three-and-a-half-minute headway.

The Church Avenue line is operated from Thirty-ninth Street ferry to Rockaway Avenue via 39th Street to Church Avenue to Rockaway Avenue.





BEDFORD AVENUE, SOUTH MIDWOOD

The Reid Avenue line is operated from Delancey Street and Broadway ferries to Kings Highway on the Culver line on Sundays during the winter months. These cars are operated on an eight-minute headway. This increases the facilities of transportation on Church Avenue from Utica Avenue to Kings Highway on the Culver line. Additional summer service is also operated on the Tompkins Avenue-Culver line from the Greenpoint ferry to Coney Island via Tompkins Avenue to Kingston Avenue to Bergen Street to Rogers Avenue to Church Avenue to the Culver line to Coney Island; also the Flatbush-Brighton line, which, during the Coney Island season, is operated from Park Row to Brighton Beach. The Nostrand-Brighton line is also added during the summer months from Delancey Street and Broadway ferries to Brighton Beach. The Gates-Brighton line is operated from Ridgewood depot to Brighton Beach.

The Avenue C line is operated from Coney Island Avenue to Vernon Avenue and Flatbush. This line is operated on a fifteen-minute headway to accommodate any passengers desiring to patronize the Flatbush Avenue line, living in the Avenue C district. Continuing trip tickets are issued from this line to the Flatbush Avenue line.

The Flatbush district is furnished with an elevated service from Park Row to Park Place with the Brighton Beach line, operating, during the rush hours, five-car trains on a six-minute headway, and, during the non-rush hours, three-car trains on a fifteen-minute headway. These five-car trains have a seating capacity of three hundred and a carrying capacity of four hundred and fifty.

The amount of money that is at present being expended in the matter of improved grade crossings alone, for the Flatbush district, on the Brighton



## *The Realm of Light and Air*

Beach line, will run up into the millions. The contract for this work calls for its completion a year from the coming spring.

When the present work of the Grade Crossing Commission is finished, especial advantages will be attained for the Brighton Beach line in not only the safety of the crossings, but the additional speed that can be taken advantage of will be particularly marked. The amount of money that is at present being expended in the matter of improved grade crossings alone, for the Flatbush district, on the Brighton Beach line, will run up into the millions. The contract for this work calls for its completion a year from the coming spring.

The service on this line has been increased during the past year 20 per cent. during rush hours and 25 per cent. during non-rush hours, while the equipment of the line in both trackage, automatic couplings, capacity, etc., makes this service fully as efficient, if not more so, than any elevated service in Greater New York.



BEVERLEY ROAD

Flatbush is served by the Franklin Avenue line, which reaches Flatbush at the Willink entrance of Prospect Park, then through Ocean Avenue to Parkside Avenue, running along Parkside Avenue to Coney Island Avenue, and passing four entrances to the Park, and the Parade Grounds at Prospect Park and Coney Island Avenue, passing through Coney Island Avenue and reaching Prospect Park South, and paralleling all of the important parts of Flatbush, with the Smith Street line from New York and the Franklin Avenue line from New York, over the new Williamsburg Bridge and from all of the Eastern District ferries; the Smith Street Division also reaches Fulton, Catharine and Hamilton Ferries.

During the summer months the DeKalb Avenue Division operates cars from Ridgewood via DeKalb Avenue to Franklin Avenue to Prospect Park and Coney Island. Passengers are transferred at Park Circle to and from Flatbush in either direction, and at DeKalb and Franklin Avenues.

## TRANSIT FACILITIES OF THE FUTURE.

HON. F. M. BROOKS.

THE locality which can properly be included under the general name of Flatbush, is that between Prospect Park and Coney Island, and Bergen Beach and Parkville. This section is destined to become the largest suburban residential section within the limits of Greater New York. That the residences to be built upon this property will be of a high-grade order is already assured by the present value of the unimproved land which precludes the erection of inferior houses, and to the projected transportation developments.

The elimination of grade crossings on the Brighton Beach Railroad, includes the construction under the Brooklyn Grade Crossing Commission of a four-track railroad from Church Avenue to the Manhattan Junction. From the Manhattan Junction to Coney Island, the Manhattan Beach Railroad will be removed from its present location and placed parallel to the Brighton Beach road, so that six tracks will be laid from Manhattan Junction to Coney Island. It can reasonably be expected that the four tracks will be extended from Church Avenue to Prospect Park on the Brighton Beach road, making four through tracks from Prospect Park to Coney Island for express and local traffic. The Brighton Beach road will therefore become the great distribution road for the subway, which will come up Flatbush Avenue, and for the elevated road, connecting at Franklin Avenue. In addition to the above, the Manhattan Bridge, now in process of construction, with its great capacity for railroad traffic, exceeding the capacity of the Brooklyn Bridge and of the Williamsburg Bridge, the approach of which will extend to Flatbush Avenue and Fulton Street, will place Flatbush, more than any other part of Brooklyn, in a position where it will receive direct railroad connection with the lower part of New York City via the Manhattan Bridge.

When the proposed subway is completed, connecting South Brooklyn and Bay Ridge with the Borough Hall, it is quite probable that a loop subway connection will be built, extending from Bay Ridge to Flatbush by way of Bensonhurst and Parkville. This will give East and West transportation in addition to the present and projected North and South transportation. The depression of the Bay Ridge Division of the Long Island Railroad, part of which will have two tracks and part four tracks, will also give to Flatbush direct transit facilities with the mammoth Pennsylvania Terminal now being constructed in the Borough of Manhattan. This connection will be made by the way of the Long Island City tunnel going under the East River and extending into the Pennsylvania terminal. It will be seen by the above that Flatbush is to be well provided with transportation facilities in all directions, thus giving to it the great advantages which quick and cheap transportation always contributes.

## ACCESSIBILITY TO MANHATTAN.

MR. F. E. PERKINS.

THE chief consideration to a man doing business in Manhattan and living in the suburbs of New York is transportation facilities. The loss of time to a busy man in going to and from his office is quite apt to be considered before he locates anywhere.

Without a question of doubt Flatbush offers a greater number of advantages to a Manhattan business man than any other suburban section in or about the Greater City of New York.

To live in one's own home, surrounded by light, air, trees and flowers; to have at one's disposal the best of schools, churches and clubs, the finest and purest water, perfect pavements, sidewalks and sewers, and above all else in a home-loving and Christian community, and yet to be able to reach one's office or home in 25 minutes in clean, well-ventilated and well-lighted cars, is a condition so nearly perfect that it is rarely found in any of the large cities of the country.

With four lines of surface cars in operation and one elevated system centering the very heart of Flatbush, it becomes only a matter of choice. The overcrowding of the bridge terminals and trains during the rush hours will, in a short time, be a thing of the past. With additional stairway and platform room, temporary relief will be given until the new, big terminal is built in Manhattan. This, with the new Manhattan Bridge, will do away entirely with the disagreeable crowding during rush hours, which, at one time, was so demoralizing and disgraceful.

With Fourteenth Street within 4 minutes and Forty-second Street within 7 minutes of the bridge, and the Battery within 5 minutes, there is no loss of time in reaching any part of down-town Manhattan. With the tunnel to Brooklyn in operation within two years, and with through service from Manhattan to Parkside Avenue, Flatbush, and later, a possible connection with the Brighton Beach Line at this latter point; the depression, elevation and widening of the Brighton tracks, giving express service through to the lower section of Flatbush, both by subway and elevated, leaves nothing to be desired in the way of quick, clean and safe transportation facilities.

---

## THE POLITICAL LIFE.

HON. GEORGE E. WALDO.

FLATBUSH was formerly the political center of Kings County. It was the first center of population and was the county seat, where the courts sat and all official county business was transacted.

The first settlers were nearly all Dutch, and the early town and county records were in the Dutch language. The affairs of the town and of the county, until a comparatively late date, were in the hands of the old Dutch residents.





THE OCEAN BOULEVARD

Judge John A. Lott, of the Court of Appeals, the father of John Z. Lott, president of the Flatbush Trust Company, was not only the controlling factor in Flatbush, but also in Kings County politics, and so continued until Hugh McLaughlin took the leadership.

By this time the growth of the "Old Village" (of which Grant Street was the center), of Parkville and of Windsor Terrace, had brought in a new element. This new element was largely Democratic, and the town still remained Democratic. The new element in these three little villages combined, defeated the old settlers, took the management of town affairs out of the hands of the old settlers, where it had been continuously for over two hundred years, and made Henry Hesterberg the new Democratic leader. The new element in the Democratic party continued in power and ran the town affairs for a good many years.

In about 1888, another new influx of settlers started, principally of young business men, clerks, etc. As this new addition to the population became numerous and powerful, a citizens' league was formed, without regard to political faith, made up of the old Dutch residents and the new comers, largely young business men, looking to a better control and management of town affairs. Some of the most active men in the league were John Z. Lott, Wm. H. Garrison, Theodore Maynard, Richard Young, Henry W. Sherrill, James Lefferts, Henry B. Davenport, Major Gustave A. Jahn, and many others of equal prominence; in fact, nearly all the best citizens of Flatbush were members of the league. For several years active contests were made at each election, which though unsuccessful, showed a constantly increasing opposition to the Democratic faction then in control, until, in 1895, the Assembly District was carried by the reform element by a small majority. Since that year the influx of new settlers has been largely Republican, so that to-day

## *The Realm of Light and Air*

there is a Republican majority of one thousand and upwards in the old Town of Flatbush. The population has so largely increased that in the coming year there must be a re-apportionment in this county. Flatbush, fifteen years ago, had a population of about ten thousand; to-day there are very nearly fifty thousand, and it is, therefore, likely to be an Assembly District by itself in the re-apportionment to be made next spring.

Flatbush, with Flatlands, the Twenty-fourth Ward and three districts of the Twenty-third Ward, constitutes the Eighteenth Assembly District, and also the Sixty-third Aldermanic District.

Below is appended a memorandum showing the local political divisions which include Flatbush, and the names and addresses of the officials representing those districts, which information may be of use to those desiring to communicate with their representative in the various political bodies:

Republican Leader, Assistant Commissioner of Agriculture F. J. H. Kracke, 11 Kenmore Place, Flatbush; Democratic Leader, Sheriff Henry Hesterberg, 94 Lenox Road, Flatbush; Fifth Congressional District, George E. Waldo, Congressman, 220 East Eighteenth Street; Sixth District Municipal Court, Lucien S. Bayliss, Judge; Eighth Senatorial District, Senator Charles Cooper, 174 Hancock Street, Brooklyn; Eighteenth Assembly District, Assemblyman Warren I. Lee, 156 Woodruff Avenue, Flatbush; Sixty-third Aldermanic District, Alderman John Hann, 754 St. Johns Place, Brooklyn. Flatbush Local Improvement District Board; The Borough President, chairman; Aldermen John Hann, William Wentz and Joseph F. Ellery. Thirty-eighth School District: Local board—E. D. Fisher, chairman, 129 East Nineteenth Street, Flatbush; J. H. Meyer, O. F. Finnerty, Miss Anna L. Woods, secretary; James Weir, Jr., Member Board of Education; J. F. Edsall, District Superintendent, office, Public School No. 136.

---

### COST OF LIVING.

MR. W. A. A. BROWN.

**H**E is a wise man who counts the cost. Living in Flatbush is not an expensive luxury, unless one makes it so. Indeed, actual food supplies are even less expensive than in less populated sections of the city. When you pioneer to a new locality, where there are but few houses and few people, you are always at the mercy of the one grocery man and the one butcher. Flatbush, however, has hundreds of stores, and where competition is rife, prices reach their level. The markets are of the finest, and prices of meats, groceries and food stuffs will compare most favorably with the older sections of the city. There is this to be said, also; Flatbush people are some of them wealthy, all of them, people who are prosperous. They live in comfortable, cozy homes, and their ideas of good living have made them discriminating to such a degree that there is no room here for cheap, unreliable markets, so with right prices and reliable goods, surely living is not more expensive than in other parts of Brooklyn and even less than in other sections.

The problem that is probably the greatest is that of rents and the cost of buying a home. This question is of most easy solution in Flatbush. Flatbush,



## *Flatbush: The Ideal Home Land*

as it is now considered, comprises the Twenty-ninth, Thirty-first and Thirty-second Wards and embraces a territory so large and sections so varied in character that almost any pocketbook of a fairly prosperous man can be suited. Of course, rents of houses and apartments close to the Brighton Beach road, where transit is the quickest, are the highest. It is possible to get houses here at from \$45 a month up to \$100 or \$150 per month, according to size, style and surroundings. In the vicinity of South Midwood and Ditmas Park, rents for houses range from \$50 to \$75 per month. In Prospect Park South, Ocean Avenue, Tennis Court and other highly developed portions of Flatbush, rents of houses, if any can be found, would be higher. Parts of two-family houses which are detached and have all the advantages of a one-family house, a high type of which have been erected between Coney Island Avenue and the Brighton Beach road, bring \$40 to \$50 per month. Yet over in the Vanderveer Park section houses bring \$35 per month and parts of two-family houses \$20 to \$25 monthly.

The cost of buying a house has been made by the builders about as easy as paying rent, and if the young man has an income large enough to rent a first-class apartment in the city, he has enough capital to start a bona-fide home of his own in Flatbush. For the wealthy man there are sections that can not be excelled anywhere. Mansions of great variety of architecture, surrounded by spacious lawns, on wide, well-kept streets and boulevards, and yet at prices which, when compared with prices in New York, are very low.



THE MIDWOOD CLUB.



## THE COST OF BUILDING.

MR. RUFUS H. BROWN.

**M**ANY questions are asked by people about to build for their own occupancy, as to the cost of building at the present time and why building is so much more costly than it was a few years ago and whether, owing to the fact that building is so much more expensive now, if it would not be well to put off the building proposition until prices are reduced, and many questions similar to these.

Of course, it is only possible to answer these questions in the most general way, as every man wishes his house built to suit his own ideas and as his ideas are sure to differ from those of his neighbor's, the cost of the house is equally sure to be affected; but in a general way when first class material and workmanship are required—a house of ten rooms, two baths and butler's pantry, open plumbing, hardwood trim and parquet floors—a house up-to-date in every respect—will cost \$8,000 or more, which depends upon the interior and exterior detail and size of the rooms.

I can hear the inexperienced man say "Why, how can that be? I have a friend who built a house eight years ago just such as you describe for \$5,500. This is quite right. That is about what he would pay eight years ago, but since that time the cost of building has advanced 50 per cent. or more.

The rough material for the frame of a house that we paid \$20 per thousand for at that time we are now paying \$32 for. The rough floors and outside covering we are now paying \$25 per thousand for, a few years ago were bought at from \$14 to \$16 per thousand. Siding and shingles have advanced in price in nearly the same proportion.

Brick purchased at that time for \$5 or \$6 per thousand are now bought for \$9 to \$11 per thousand. Lath has advanced over 100 per cent. Carpenters at that time for which the union wages were \$3.25 per day of eight hours are now receiving \$4.00 for the same time. The wages of brick masons, plasterers, plumbers, steamfitters and all other tradesmen employed in the construction of new buildings have all advanced as much or more than that of the carpenter.

Portland cement is the only item that enters into the construction of a new building, to any extent, that is cheaper now than it was eight years ago.

One does not have far to go to ascertain the cause of this large increase in the cost of building. Eight years ago the country was just recovering from a panic which put building material as well as other materials away below the normal price. With renewed prosperity the demand for material increased and the price was naturally increased to a point that would pay the manufacturers a profit, and as every year the manufacturer of lumber has to go farther inland and farther from transportation facilities to get his raw material, thereby involving a greater cost to himself, it is but fair to expect to pay more for his manufactured stock, and the fact that the labor item costs the manufacturer, wholesale dealer, retailer and builder so much more that it did recently, makes a very great difference when it is all put together and added to the cost of building.

During the past year, the unprecedented demand for building material in this city has caused the manufacturers to advance prices somewhat above the point justified by the above-named cause. This is particularly so of the brick market, but I believe the present or advanced prices, with a very few exceptions, will continue in Brooklyn for several years to come, consequently the man who wishes to build will gain nothing by putting it off. In fact, the present indications point to higher prices, both in labor and material, with the opening of the spring trade.



HOLY CROSS R. C. CHURCH.

---

## ARCHITECTURAL FEATURES.

MR. JOHN J. PETIT.

NO phase in the development of Flatbush into one of the most attractive, accessible and livable suburbs of New York has been more gratifying than the recognition of the fact that in the course of its natural evolution the old order of things, in so far as they have to do with the designing of our domestic architecture is surely passing away. Each passing year sees less and less of the stock-design house of the old-fashioned real estate developer and home builder rearing its rampart peaks above a riotous and fretful piling of jigsaw ornament and unhappily combined colors laid on with the intent of appealing to the artistic taste of the possible purchaser, so to the painter it was:

Stripe, brothers, stripe with care,  
Stripe in the presence of the purchas-er.  
A yellow stripe here,  
And a blue stripe there,  
Will tickle the fancy of the purchas-er.  
So stripe, brothers, stripe with care,  
Stripe in the presence of the purchas-er.

We are learning, however, that the proper consideration of the commercial side of the problem of house designing and building does not of necessity mean the elimination of the artistic element. Here a charming treatment of old Colonial, refined in detail and elegant in proportion, or a successful adaptation of the old half-timber houses of England, or again a broad, simply treated shingled house, or a bit of Old Spain successfully transplanted, are doing good missionary work, the influence of which is evident on every side and justifying the acceptance of Flatbush as a criterion in the development of similar home sections.

## CAN HE AFFORD A HOUSE?

MR. JOHN L. HEATON.

MANY a cliff dweller in Manhattan, appalled by the constantly rising rent that saps his earnings and envious of the space, air and light of the ample residences of Flatbush, is wont to ask: "But can I afford a house?" Real estate dealers solemnly assure such inquirers that they can; that the rent alone will pay for a house, and the like. Often a young man upon a small salary is seduced into buying a bigger house than he can afford and has to lose it after years of unavailing struggle.

Yet the question is capable of exact answer. Any man can answer it for himself, on the basis of his rent, his bank account and his salary. The separate items of the cost of living in his own house, in addition to those that he meets in a flat, are interest, taxes, repairs (a yearly average), water rates, garden making, snow removal, and that portion of the cost of fuel which is furnished in the flat from the boiler in the basement. It is unnecessary to add anything "written off for depreciation." The house declines in value less rapidly than the land increases.

All these items, except interest, can be "lumped" and covered by a three per cent. allowance upon the cost of the place, if it is bought with judgment. Care and prudence will bring the carrying charges below three per cent. in some cases, but that is a fair average over a term of years.

Take for example a young man who has \$5,000 saved and drawing interest at 4 per cent., and who is now paying \$1,000 rent in Manhattan. He buys a \$10,000 house, assuming a \$5,000 mortgage, with interest at  $5\frac{1}{2}$  per cent., including the tax. "His "carrying cost" is therefore  $4\frac{3}{4}$  per cent., average, for interest, plus three per cent. for all the other charges combined, or  $7\frac{3}{4}$  per cent. in all—\$775 a year. In the example given the young man saves \$225 a year, which he should either invest or apply to extinguishing the mortgage. He is that much ahead.

If the \$1,000-a-year-rental man who can pay "half cash" wishes to know just how much he can spend on a Flatbush house without increasing his outlay fairly chargeable against rent, let him divide \$1,000 by .07 $\frac{3}{4}$ . Result: \$12,903. Theoretically, he can spend that amount of money for a house. Practically it is much better to lay out less upon the house and use the yearly savings to reduce the mortgage charges.

In the case of a purchaser who has nearly or quite the price of a house saved, the "carrying cost" is of course less, but it would seldom or never fall below 7 per cent. In the case of a purchaser who can pay but little down, the percentage of carrying cost rises, but seldom above 8 per cent., unless the buyer enters upon a ruinous series of first and second mortgage obligations, the latter at higher rates of interest.

Testing their own finances by this rule, almost any thrifty young couple will find that they can easily afford a house instead of a flat in a cliff-side. The real question is whether they wish it.





MANHATTAN TERRACE.

## THE WATER SUPPLY.

MRS. A. W. STEPHENS.

THE history of Flatbush from the time of the early Dutch settlers has been ably recorded, and those who trace their ancestry to those of early days, as well as those who have aided in its advancement, feel a personal sense of celebrity in the conditions that make Flatbush to-day "the Mecca" of the home-seeker. The requirements of the discriminating home-seeker demand two essentials—pure air and pure water. Situated just four miles from the ocean, the fresh salt air has scarcely lost its savor when Flatbush residents inhale it. The water, as declared by experts time and again, is absolutely pure! Is there an efficient and material reason by which the chemical analysis and bacteriological examinations prove the water absolutely pure and sanitary?

Previous to 1882 Paerdegat Woods was a thicket of underbrush, a swamp, a clear pool, and a running stream; in fact, a most picturesque wild-wood, a bed of bubbling springs remote from habitations or any source of pollution.

It was in such a retreat, after considerable opposition by the townspeople, that the original twelve deep wells were sunk by Benjamin F. Stephens, the constructor of the Flatbush Water Works.

On the north are the Prospect hills, on the west the steady fall from Fort Hamilton. The rainfall of this large area of gently sloping land promised an all-sufficient source to these springs for many years to come. The supply of 2,000,000 gallons of water per day seemed preposterous to the community and twenty-two hydrants for fire protection for the town was extravagant! The original twelve wells were carefully planned. They were constructed in a manner that made each its own filter.

By a mathematical arrangement a simultaneous and equal draft on each

## *The Realm of Light and Air*

well drew water only from the greatest depth; assuring an even and frigid temperature. Season after season, through intensely heated terms, 55 degrees Fahrenheit has been maintained.

Above ground can be seen the brick walls about four feet high and this still prevents surface water from entering, and the pointed roofs protect the water from the sun's rays and from accidental defilement.

At all times the wells are filled with clear, sparkling, frigid water, filled with oxygen and free from all vegetable and animal infection or taints of any kind. The supply from Paerdegat is unfailing and inexhaustible, being *below* the reach of drought. On all Long Island we may drink forever from nature's eternal springs, forever safe from contamination.

The water works have grown since April 26, 1882, when James H. Duffy took charge as chief engineer, from a system of twelve wells and one assistant fireman, to a system of sixty-four inner tube artesian wells, with a force of three shifts of eight hours each. To-day, with his son, John C. Duffy, as sub-engineer, he watches over the daily supply of seven million gallons for Flatbush.



A BIT OF OCEAN AVENUE.

### "BUT IT'S NOT NEW YORK."

MR. GILBERT EVANS.

A PROSPEROUS friend and his charming wife came from the Riverside Drive to Flatbush not long since and "looked us over." We drove down Ocean Avenue, made side trips into other show streets, spent an hour or more in Prospect Park South, took a look at the Library, the trust company, Erasmus Hall High School, the water-works, the electric light plant and the Midwood and Knickerbocker Field Clubs. Madame was charmed. It was in the beauty of the fall and Flatbush was at its best. "O what a place for a real, true home," she said with glistening eye and a little catch of enthusiasm in her voice. "I will never, never be perfectly happy again until we live here."





A VIEW OF OCEAN AVENUE AND ST. MARK'S CHURCH.

The husband, with that easy cynicism which is the hall mark of your metropolitan, responded: "Its fine, indeed, but, after all, it isn't little, old New York." Fortunately for him, Madame, like a good wife, paid no more attention to his remark than was sufficient to make it meaningless, won her point and another delightful and hospitable family has been added to the community.

The other day a visitor, teasingly, referred to her husband's early objection that Flatbush was not New York. The good lady spiritedly cried:

"No, thank goodness, it is not what Edward calls 'little, old New York,' and now he is as glad as I am that it's not. What is New York, I asked him when I was persuading him to come here for his own good. Is it a lot of houses? If so, it can't compare with Flatbush, where we can get a beautiful home, with lawn and flowers and trees, while in New York we had to live in a stuffy, little apartment. Is it in conveniences? We are more conveniently located here, nearer to Edward's office and nearer to the shops. Is it in water and light? Those in New York cannot compare in the smallest way with the service here? Is it in the theatres? As we go to the theatre but once or twice a month that objection is trivial? If it is none of these the peculiar fascination of New York must be its crowds. No sensible woman, nor man either, I believe, though I can't be quite sure of that, would want to stay in a place whose sole recommendation was a mob of people to crowd you and trample on you. Well, of course, after I had argued with Edward in this way for a week or two he saw the real, unanswerable logic of the thing and, although I didn't attempt to influence him in the least, he bought this house. And now, when I ask him whether the real home that we have here isn't infinitely better than his old New York, he always agrees with me and admits that I was wiser than he and is glad that I helped him to see things in their true light."

And the big husband, coming in a moment later, confirmed absolutely everything the little wife had said.



## ILLUMINATION.

MR. HENRY E. MCGOWAN.

**A**S history teaches has been the case with the rise of each great nation, there has come a time when passage has been made from a state of barbarity to civilization, or in other words, a transition from darkness to dawn; so is it the case with communities.

Applying this line of thought to the town of Flatbush, we find that from our first knowledge of the town known originally as Midwout in 1634, when the red man was rampant in the neighborhood and the old Dutch settlers were fighting for their existence, tallow-dips were the light-giving commodity in vogue, and this condition obtained until 1864. Realizing that with civilization and progression must go illumination, there was formed, by a body of gentlemen, descendants of the old Dutch stock, The Flatbush Gas Company. It may be of interest to record the names of the incorporators of this company, names so intimately associated with the rise and development of this quaint old town: John A. Lott, John Lefferts, John J. Vanderbilt, Henry Wall, Homer L. Bartlett and Abraham Lott.

Judging from the size of the mains which were first installed it would appear that these organizers, as shrewd as they were, little dreamed of the extent to which the business and the territory to be covered might grow. As an illustration of the growth of a community, none better can be taken than the growth of a corporation such as the gas company. Beginning at its organization with a daily output of a few thousand cubic feet of gas, a mere handful of consumers which could be kept well-nigh as easily in the mind as on the ledger's page, a mileage of mains, of which the size of three inches in diameter was considered abnormal and more than sufficient, we have to-day reached the stage where the daily output is many hundred thousand, the number of consumers in the neighborhood of six thousand and 16 inch and 24 inch mains taxed to supply the growing demand of a yearly increase in services of approximately one thousand. This reference to the number of services laid is given, representing as it does just so many houses built during the year and attesting to the marvelous growth of the town of Flatbush, now the Twenty-ninth Ward of the Borough of Brooklyn. Flatbush is indeed in the line of progression; the coal range and stove are being displaced by the gas appliance, as illustrated by the coming into our midst of realty companies who insist that the housekeeper shall be relieved of the annoyance and drudgery of the coal hod by insisting that their projected buildings shall be equipped in the most improved way to make use of the coming fuel, gas.

While dwelling thus upon the illumination of Flatbush from a gas-man's standpoint, we cannot lose sight of the electrical features of illumination, this also being done by The Flatbush Gas Company, absorbing as they did The Knickerbocker Electric Light, Heat and Power Company in 1893. This latter Company was granted a fifteen-year contract to furnish arc lamps for the lighting of the streets of Flatbush, the contract price being \$97.50 per light per year, which price, judging from a review of the report of the Gas Investi-

gation Committee held in March, 1905, appears to be the lowest price of any contract so far entered into for street lighting in any of the five boroughs of the City of New York. These two factors of illumination we find hand in hand in our most representative sections of architecture, and the policy seems now that no houses are builded where both gas and electric light are not available.



A ROW OF TWO-FAMILY HOUSES.

## THE TWO-FAMILY (DETACHED) HOUSE.

MR. T. B. ACKERSON.

**I**N the immediate vicinity of our good old Flatbush, the "two-family house" has long been a popular and common-place term. Therefore, in the following treatise of this style of house I wish to state that, although over fifty of these dwellings in one section have been built and sold by one concern in the last two years, this operation is but a small fraction of the higher class building being done by that company, as well as the development of high class land, street and park layout, as may be seen by visiting the Fiske Terrace and other property.

The chief advantage of the two-family, as compared with the one-family house, is "Economy." We make practically the same land, same foundation and same roof answer for the use of the "two-family" dwelling that would be used in the construction of the "one." Two families can heat such a house with less proportionate expense than one family can alone heat a one-family house. The great benefit, however, to the owner of a two-family house, is derived from the rental of the extra apartment, which income almost covers the payment of his taxes and interest on the mortgage, and brings the carrying charges of a home to about two-fifths of the cost of a one-family house.

It is said that "no house is large enough for two families to live in." In view of this statement the aim has been to build a house calculated to let each

family enjoy the privacy of a single home. The purchasers say the builders have succeeded. Each family has an independent and separate front and side entrance, heating apparatus, cellar, living rooms and improvements as good as they would have in a one-family house; yet there is no possible way of the different families coming together (queer as it may seem) in the same house.

A lesson in architecture may be learned on seeing the two-family house development at Westminster Road (Twelfth Street), between Foster Avenue and Avenue "H," where each house differs in exterior plan and finish, while practically alike as to interior, varied only in woodwork and decoration. Therefore, the force of the old adage is partly, if not entirely, destroyed, for in the modern two-family detached house, two families may live and enjoy the benefits I have tried to set forth.

---

## THE METHOD OF BUYING A HOUSE.

MR. JOHN R. CORBIN.

**H**OW to buy a house is a problem to a great many people, but the following is a very simple way of buying a \$7,500 house, and is the method used when houses are bought on "Easy Terms."

The first step to be taken is to call upon one of the real estate brokers who is familiar with the property in the location desired. The broker will show different designs, and after the prospective purchaser has selected one that pleases, he will pay as a deposit or binder \$100, after which a contract will be drawn and submitted for approval.

The terms will be \$500 on signing, which includes the \$100 paid, and \$500 more when the deed is delivered. Previous to the delivery of the deed, the owner will have arranged with one of the mortgage companies to loan \$4,200, for the term of three years, on which interest will have to be paid semi-annually at the rate of five and one-half per cent. per annum. In addition, the purchaser will execute and deliver to the owner a second mortgage for \$2,300, payable \$40, or more, monthly with interest, at the rate of six per cent. per annum, until the \$2,300 is fully paid. Although a larger cash payment will somewhat reduce the monthly payments, the above method shows that a house can be purchased, exclusive of the cash payment, at less cost than the rental of a desirable house or apartment. The purchaser will also have to pay the real estate and water taxes on the premises each year.

It is advisable to have the property searched before taking title, by one of the title guarantee companies, as there might be some incumbrances on the property not stated in the contract, or it may not be located according to restrictions, and might even encroach upon some other property. In about two weeks you will receive from the title company a policy which protects you against any loss which might be occasioned by a defect in the title.



## THE FUTURE OF FLATBUSH.

HON. JOHN Z. LOTT.

THE future of Flatbush is dependent upon the future of rapid transit. An examination of the recent maps of the Board of Rapid Transit Commissioners, including the Williamsburg Bridge and the new Manhattan Bridge, as well as the various tunnels projected to relieve the present congestion at the old Brooklyn Bridge makes it very evident that the future growth of the city will be largely in the southern districts. Unlike the Bronx, Flatbush is very easy of development; while the Bronx builder is excavating his cellar, through the tedious process of blasting, the Flatbush builder has his house nearly completed. These considerations are undoubtedly to be the determining causes in making the Flatbush section very popular. Judging from the tendencies of present development, the east side of town will be largely devoted to the erection of brick and stone flats and private dwellings. There would seem, however, to be enough restricted property on the west side, between Flatbush and Coney Island Avenues, to hold the fine character of development already started. It would seem, therefore, that the result in the future will be a choice, high-grade detached residential section without undue congestion, surrounded by a modern city. This done, should make the values in both sections referred to very high, and the section very popular.

---



THE ERASMUS HALL HIGH SCHOOL.

BEVERLY SQUARE EAST. FLATBUSH

EAST 19<sup>TH</sup> ST. BEVERLY, CORTELYOU ROADS



EAST 19<sup>TH</sup> ST. BEVERLY, CORTELYOU ROADS



## JOSEPH N. NEEF

### *Real Estate*

Have fine one or two family houses with or without a barn. Can be bought for \$500 cash, from \$3,000 to \$10,000.

*Lots \$250 and Upwards  
Flats and Cottages to Rent*




Note new address:

CHURCH AVENUE  
NEAR  
ROGERS AVENUE

Telephone 1650 Flatbush

BROOKLYN

## WE FURNISH MONEY

To Build  To Buy  
To Pay Off Mortgage

### IN EIGHTEEN YEARS

we have assisted a thousand families to secure homes.

Our methods are above criticism—fair and equitable loans repayable in easy monthly payments, or entire loan can be paid at any time without fees or forfeiture charges.

We refer to the Hamilton Trust Company or hundreds of reputable business men.

Brooklyn City Co-operative Building  
and Loan Association

Established 1857

91 COURT STREET

JOS. V. SCULLEY President

GEO. A. ROSE, Secretary

## Bargains for Homeseekers

If you wish to buy, we have the bargains; if you wish to sell, we have the customers.

We especially call your attention to the best bargains in Flatbush, in the way of suburban houses. \$7,900 buys the finest detached house in a choice section.

If you are looking for a home in Flatbush be sure to inspect our houses before buying elsewhere.

[CALL, WRITE OR; 'PHONE

## STOKES & KNOWLES

1344 Flatbush Avenue

and 176 Broadway

BROOKLYN

Established 1858

## N. COOPER & SON

REAL ESTATE AND  
INSURANCE BROKERS

493 Fulton Street  
BROOKLYN, N. Y.

Telephone 592 Main

## JOHN G. CORLETT CO.

Real Estate and Insurance

RENTING and COLLECTING

1434 FLATBUSH AVENUE

Near Avenue F

BROOKLYN, N. Y.

Telephone Connection



PHOTO OF WESTMINSTER ROAD  
SHOWING FORTY TWO-FAMILY HOUSES IN COURSE OF  
CONSTRUCTION



*They Sell for . . . \$9,750 each*  
*They Rent for . . . \$996 a year*  
*\$1,000 Cash, balance Mortgage, buys them*

We will take the rental or monthly payments on account of mortgage, which, by this process, will pay them off in about eight or nine years.

We are building fifty one-family high grade houses on our

*: : FISKE TERRACE PROPERTY : :*

We sell them at our wholesale construction cost, plus our retail price for the land

*Rigid restrictions, fine, large trees, asphalted streets, park effects*

**T. B. ACKERSON COMPANY**

Offices on properties in Flatbush

Office in New York, 140 Nassau Street

# JOHN R. CORBIN COMPANY

*Are now Building ONE HUNDRED Frame, Detached*

## HOUSES IN SOUTH MIDWOOD

Being large operators, and using "up to date" machinery and methods, we are enabled to give, in point of construction, design, location and transit facilities, more for the money than has ever been offered before, and on very easy terms.

The Brighton Beach Railroad passes through South Midwood, and this line is now installing four tracks for express service to New York.

Take cars to our office, FOSTER AVE. and B. B. R.R.

WM. H. GOLDEY, Sales Agent

Representatives always on the Property

## JOHN R. CORBIN COMPANY

Builders and Contractors

MAIN OFFICE AND FACTORY:

MANHATTAN BEACH R.R., near FLATBUSH AVENUE

*Holmes V. B. Ditmas*

*ARCHITECT and BUILDER*

AND

*Charles Andrew Ditmas*

*REAL ESTATE*

60 AMERSFORT PLACE

Flatbush

Brooklyn, N. Y.

Beautiful Avenue "G" Property a Specialty

*Why not live in Beautiful Flatbush  
in a home of your own?*

DODD & GREEN

REAL ESTATE

1031 Beverly Road, Brooklyn, N.Y.

'Phone 723 Flatbush

JOHN C. GILES, JR.

Real Estate and Insurance

GOOD INVESTMENTS

Flatbush Homes at Low Prices, on Easy Terms

1628 FLATBUSH AVENUE

Near Avenue H

FLATBUSH, BROOKLYN, N. Y.

Telephone, 49-J Flatbush

# BLOOD & JOHNSON

Real Estate and  
Insurance :: ::

795 FLATBUSH AVENUE

Near Lenox Road

BROOKLYN, N. Y.

---

HOUSES, LOTS AND ACREAGE FOR SALE

---

FOR SALE

Fifty Two-Family Houses

NEARLY COMPLETED

*Lincoln Road and Rogers Avenue*

*Write for booklet*

Kingston Realty Company

44 COURT STREET

RALPH LEININGER, Pres.

BROOKLYN



## D. & M. Chauncey Real Estate Co., Limited

No. 207 MONTAGUE STREET

Borough of Brooklyn

NEW YORK CITY

**CAPITAL** - - - - - **\$1,000,000**

GEORGE W. CHAUNCEY, President

EZRA D. BUSHNELL, Treasurer

CORNELIUS E. DONNELLON, V. Pres't

THOS. HOVENDEN, Secretary

Every Branch of the Real Estate Business a Specialty

Telephone, 4300-4301 Main



FLATBUSH AVENUE.

STEPHEN W. GILES

REAL ESTATE

No. 1628 FLATBUSH AVE.

NEAR AVENUE H

FLATBUSH, N. Y.

Telephone, 49-J Flatbush

J. HENNENLOTTER & SON

REAL ESTATE

AND INSURANCE

1534 FLATBUSH AVENUE

LOANS  
NEGOTIATED

BROOKLYN, N. Y.

*The Realm of Light and Air*

Telephone 1460 Flatbush



WE MAKE A SPECIALTY OF PROPERTIES ALONG THE LINE OF THE BRIGHTON BEACH R.R.

Netling, Raymond & Co.

*Real Estate Brokers*

Kings Highway and Brighton Beach R.R.  
BROOKLYN, N. Y.

New York Office . . . 106-108 Fulton Street  
Jamaica Office . . . 12 Herriman Avenue

WE HAVE EVERY  
BARGAIN IN FLATBUSH

THREE FLATBUSH OFFICES:  
1133 FLATBUSH AVENUE  
1505 BEVERLY ROAD  
AVE. J AND EAST 16th ST.

OUR SYSTEM COVERS  
EVERY INCH OF FLATBUSH

LET US NEGOTIATE FOR YOU  
We can guarantee satisfaction

John F. James & Sons

FLATBUSH REALTY A SPECIALTY

## DITMAS PARK HOUSES

HOLT & FOSTER  
881 FLATBUSH AVENUE

SOLE AGENT FOR

## Shapters Artistic Houses

East 18th Street, near Ditmas Avenue  
Two Blocks from All Souls' Church

FOR PRICES—TERMS AND KEYS SEE  
AGENTS

Also Great Bargains in Smaller Houses in  
South Midwood

HOLT & FOSTER  
881 FLATBUSH AVENUE, AT CHURCH AVE.

## THE LAWYERS' REALTY CO.

*Houses, Lots and Acreage in Flatbush  
a Specialty. Properties Appraised.  
Loans.*

Downtown Office, 26 COURT ST.  
BROOKLYN, N. Y.

AUG. C. FISCHER, Pres. EDWARD M. LA ROCHE, Secy.  
EUGENE V. BREWSTER, Treas. and Counsel.



ALBERT CORY  
Real Estate and Insurance

1260 FLATBUSH AVENUE

Cor. Newkirk Ave.

BROOKLYN, N. Y.

Flatbush Property my Specialty  
Telephone, 1043 J Flatbush

*For Sale--A Superior Flatbush Home* ON YOUR OWN  
TERMS



*This photo shows location overlooking beautiful Melrose Park*

A modern high-class 3 story and basement stone and brick residence situated in one of the most desirable parts of the Flatbush section of Brooklyn, within two blocks of Prospect Park, one and one-half blocks from Woodruff Ave. Station of Brighton Beach R.R., and half a block from Flatbush Ave.

This property enjoys the great advantage of being a desirable city residence in a block of established character, and yet facing one of Brooklyn's palatial estates, thus affording an unobstructed and most pleasing outlook.

The house is thoroughly well built, elegantly finished in natural woods and decorated throughout. It has parquet flooring, built-in bookcase, cabinet-finished clothes closets, with full-length plate glass mirrors, fine marble wash-stands, tiled bath-room, porcelain bath, built-in quartered oak sideboard, and china cabinet, etc.—everything in keeping with a high-class residence. The parlor is finished in mahogany, library in hickory, one bedroom in birdseye maple, etc., etc.

This desirable property is for sale at \$11,000, on terms to suit (the rental value is \$70.00 per month).

Suppose you made a cash payment of \$2,000, and the owner allowed the balance to go on mortgage at 4 per cent. (as he might be willing to do), your rent (so to speak) would be at less than one-half the regular rate, only \$30.00 per month, while the property increased in value to your advantage!

Remember that a city house is more economical to maintain than a detached cottage, less wear and tear, paint, etc., and easier heated, and more readily shut up securely and left alone; but the LOCATION is everything, and Flatbush, near the Park, IS THE PLACE.

Come and talk it over, or address for further particulars,

WILLIAM P. TRENCH } 26 Clarkson St., Brooklyn, or  
81 Fulton St., Manhattan





VIEW ON GLENWOOD-ON-THE-PARKWAY

## The McLaughlin Real Estate Company, Inc.

Owners of Property

PROSPECT PARK, OCEAN PARKWAY, OCEAN AVENUE,  
CONEY ISLAND AVENUE and BEVERLY ROAD DISTRICT,  
BOROUGH OF BROOKLYN, CITY OF NEW YORK

Branch Offices

PHILADELPHIA, PA.  
WASHINGTON, D. C.  
WILKESBARRE, PA.

HOME OFFICE

350 Fulton Street, Brooklyn, N. Y.  
(National City Bank Building)

Telephone, 3528-3529 Main

MICHAEL L. McLAUGHLIN

President

GLENWOOD HAWKINS

Treasurer

## FRANK D. BERRY

Late Manager Prospect Park South

No. 180 MONTAGUE STREET

The Choicest Flatbush and other Brooklyn and Long Island  
Properties Sold, Rented, Exchanged

ESTATES MANAGED WITH ABSOLUTE RELIABILITY

TELEPHONE 1931 MAIN

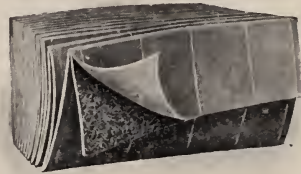


## A Comfortable Home

and

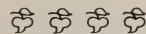
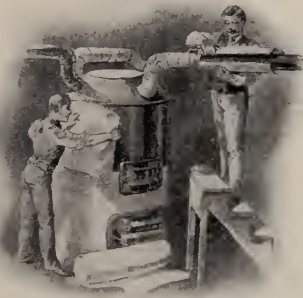
## How to Obtain It

*KEYSTONE HAIR INSULATOR* applied to the walls of your house will keep out the cold in winter, and reduce your coal bills almost one-half. This material is applied inside of the sheathing, as shown in the accompanying illustration. It is low in price—costs about \$25.00 for a house of ordinary size—and will pay for itself in less than two years in the saving in coal alone, not to mention the added comfort secured. It is vermin proof and inodorous. It is also equally effective in keeping the house cool in summer and is the best non-conductor of sound for walls and floors.



AS KEYSTONE LOOKS IN THE BALE

The efficiency and economy of any House Heating System (however small) will be increased 200% by properly covering the pipes, boilers, etc. with our insulating materials. We are prepared to do this work for you and at very reasonable cost. We will send a man to call and make you an estimate on request—without any obligation on your part, or we will send you our booklet, if you prefer.



NEW YORK  
MILWAUKEE  
CHICAGO  
BOSTON  
PHILADELPHIA  
ST. LOUIS  
PITTSBURG  
CLEVELAND  
SAN FRANCISCO

### H. W. JOHNS-MANVILLE CO.

Manufacturers of Asbestos and Magnesite Pipe and  
Boiler Coverings, Asbestos Packings, Roofing, Etc.

100 WILLIAM STREET

NEW YORK

LOS ANGELES  
SEATTLE  
KANSAS CITY  
MINNEAPOLIS  
LITTLE ROCK  
NEW ORLEANS  
LONDON  
PARIS  
BRUSSELS

—THE FINEST SECTION OF—

## FLATBUSH *Price, \$5,850*

Beautiful new two-family brick apartment houses for sale on easy terms: 13 rooms, including 2 baths. All hardwood trimmed.

*Amersfort Place near Avenue G*

For terms and particulars, apply  
on premises or to

FLATBUSH BUILDING CO.

1484 Flatbush Ave.

TELEPHONE

ADELBERT J. LONG

REAL ESTATE AND INSURANCE

RENTING, COLLECTING  
AND MORTGAGE LOANS

651 FLATBUSH AVENUE  
BROOKLYN, N. Y.

FLATBUSH PROPERTY A SPECIALTY

TELEPHONE 1214 FLATBUSH

A. H. REGENHARD

Real Estate and Insurance

797 ROGERS AVE., NEAR CHURCH AVE.  
BROOKLYN, N. Y.



VANDERVEER PARK M. E. CHURCH.





Telephone 153 Flatbush

RUFUS H. BROWN

Successor to FERGUSON & BROWN

Contracting Builder

1357 ROGERS AVENUE

Junction Flatbush Avenue

BROOKLYN, N.Y.

# Theodore E. Green

## REAL ESTATE

101 BROADWAY

BROOKLYN NEW YORK

## ALBERT J. JONES

*Mason — Builder — Decorator*

THE CONSTRUCTION OF  
ARTIFICIAL STONE a Specialty

260 Clarkson Street - Flatbush  
BROOKLYN

Painting, Paper-Hanging, Glazing and Frescoing in their  
various branches — General Carpentering, Plastering, Etc.

## Before Your Plaster Ceiling Falls, Send for Me.

Put up one of stamped steel. This  
can be done without removing old  
plaster and insures a safe, durable  
and dust-proof finish.

Steel ceilings are used extensively  
in churches, stores, lofts and private  
residences, can be erected with  
comparatively little annoyance and  
considerably reduce insurance rates.  
Office partitions and rails of rough  
boards covered with stamped steel  
can be erected quicker and more  
cheaply than of cabinet work. Steel  
work in All Souls' Church done  
by us.

## WM. G. CARLISLE

127 BEEKMAN STREET NEW YORK

Telephone, 665 John  
Res. Phone, 1413-J Flatbush

# LONG ISLAND LOAN AND TRUST COMPANY

“TEMPLE BAR,” BROOKLYN-NEW YORK CITY

CAPITAL, \$1,000,000

SURPLUS AND PROFITS, \$1,000,000

EDWARD MERRITT, PRES'T CLINTON L. ROSSITER, 1ST VICE-PRES'T DAVID G. LEGGET, 2ND VICE-PRES'T  
FREDERICK T. ALDRIDGE, SECY WILLARD P. SCHENCK, ASS'T SECY

INTEREST IS ALLOWED ON DEPOSITS;

TELEPHONE  
3800 MAIN

SAFE DEPOSIT BOXES FOR RENT

CABLE ADDRESS  
“MONTAGUE, BROOKLYN”

# NASSAU TRUST COMPANY

Broadway and Bedford Avenue and 356 and 358 Fulton Street

Capital and Undivided Profits - - - - \$1,000,000.00

ANDREW T. SULLIVAN . . . President	HARRY F. BURNS . . . Secretary
WILLIAM DICK . . . Vice-President	FRANCIS WEEKES . . . Assistant Secretary
JOHN TRUSLOW . . . “	C. WOODWORTH . . . “

## TRUSTEES

A. D. Baird	John H. McCoey	Andrew T. Sullivan	James A. Sperry
John V. Jewell	E. B. Tuttle	Herbert F. Gunnison	James H. Post
Edward T. Horwill	Henry Sanger Snow	Charles H. Russell	Henry Roth
F. D. Mollenhauer	William Dick	Edward T. Hulst	John Truslow
N. N. Brady	Robert P. Lethbridge	Jost Moller	Henry Seibert
	F. W. Wurster		

# JOHN MAY

DEALER IN

## INVESTMENT SECURITIES

132 Broadway

Representing

CLEMENT SMITH

BROOKLYN

Member New York Stock Exchange  
Member New York Cotton Exchange  
Member Chicago Board of Trade

Telephone 1507-1508 Williamsburg



A PORTION OF ALBEMARLE ROAD.



*The Realm of Light and Air*

# *William Vogel & Bros.*

Manufacturers of

## SHEET METAL GOODS

OILERS, CAN SCREWS, TINNERS' TRIMMINGS, STAMPING  
AND PRESSWORK

*Lithographing and Electroplating*  
*Special Work in all Sheet Metals*

37 TO 47 SOUTH NINTH STREET

BROOKLYN, N. Y.

*Telephone 1598 Williamsburgh*

# TAYNTOR CONSTRUCTION COMPANY

Designers and Builders of

## Granite Monuments and Mausoleums

23 PARK ROW, - - - - - NEW YORK

Branch Office

Ninth Ave. and Thirty-seventh St.  
BROOKLYN, N. Y.

Telephones: { 7537 Cortlandt  
                  { 999-J, Bay Ridge

F. I. H. Kracke, - Pres.  
E. E. L. Patterson, Secy.  
M. M. Tayntor - Treas.  
O. I. Copeland, - Supt.

*Telephone 5070 Madison Square*

KIRBY, PETIT & GREEN

*ARCHITECTS*

*37 West 31st Street*

## See John Reis

805 FLATBUSH AVENUE

∞FOR∞

9 room steam-heated cottages, - - \$5,750

15 room two-family detached cottages,  
will rent for \$720 per annum, - - \$6,750

Bargains in Lots and Plots in all Sections

***Ferdinand Fish & Co.***

**Architects, Builders, Contractors**

**1099 FLATBUSH AVENUE**

**Tel. 1131-J Flatbush**

Plans, specifications and estimates furnished for construction work of every description. Entire charge taken of building operations. Over twenty-five years' large experience in all branches of the work. Consultation invited. Evenings by appointment. Highest Credentials.

***Concrete Construction  
a Specialty***

***Foundations, Imitation Stone  
House, Sidewalks***

Concrete, the modern building material, makes a house warm in winter, cool in summer; fire-proof, damp-proof, ornamental, cheap.

***Designs submitted.  
Plans followed.***

**24 Years' Experience      Telephone No. 6617 Gramercy**

**Byron W. Greene, Jr., Co.**

**GENERAL CONTRACTORS**

**Second Hand Building Materials**

**Office and Yards:    Avenue B, 18th to 19th Sts.  
NEW YORK**

**Telephone, No. 82 Prospect**

**CRANFORD BROS.**

**Plumbing, Steam and  
Gas Fitting...**

**No. 291 FLATBUSH AVENUE**

**New York City**

**Borough of Brooklyn**

**"BEING DONE GOOD," By Edward B. Lent  
The Funniest Book of the Year**



THE BAPTIST "CHURCH OF THE REDEEMER"

**\$100,000**

MADE BY ONE OF

**\$100,000**

my clients in six months, on an investment of \$45,000 in Flatbush unimproved property.

I have sold more large tracts to speculators, and investors, than any other Flatbush broker.

Call or write for information regarding investment, or speculation,

W. M. KING, 990 Flatbush Avenue

Telephone, 751 Flatbush

---

Telephone, 1922 Main

Fortescue C. Metcalfe

ATTORNEY AND

COUNSELLOR AT LAW

164-166 Montague Street

BROOKLYN, N. Y.

---

FISHER & VOLTZ

Law Offices

84 BROADWAY

GEORGE H. FISHER

CHAS. W. VOLTZ

BROOKLYN, N. Y.

TELEPHONE, 215 WILLIAMSBURG

LOUIS E. QUICK



PLUMBER

AND

CONTRACTOR



1516 - 1518 FLATBUSH AVE.

BOROUGH OF BROOKLYN

NEW YORK CITY

TELEPHONE, 262 FLATBUSH

---

RUSSELL & PERCY

Counselors at Law

32 NASSAU STREET

MUTUAL LIFE BUILDING

NEW YORK

CHARLES H. RUSSELL

WELTON C. PERCY

REINHARD HALL

Builder

1655 FORTY SECOND STREET



BRANCH SYSTEM  
TELEPHONE 295 JOHN

PIPE CUTTING TO SKETCH  
A SPECIALTY

## McMANN & TAYLOR

Wrought and Cast Iron  
Pipe and Boiler Tubes,  
Brass and Iron Valves,  
Etc., Steam Specialties

PLUMBERS', GAS AND STEAM  
FITTERS' SUPPLIES

AGENTS FOR  
EDDY GATE VALVES AND HYDRANTS  
PENN RADIATORS

104 and 106 John Street  
9 and 11 Platt Street NEW YORK

## GEORGE W. SCHAEDLE

Carpenter and Builder



144 DEVOE STREET  
BROOKLYN

## MRS. PERKINS'S SCHOOL

830 Flatbush Avenue

Flatbush BROOKLYN

*Tenth Year*

A carefully graded school for boys and girls.  
Kindergarten, Primary and Preparatory Department.

French, Music, Dancing, German, Drawing,  
Sewing.

Circulars on application

## CHARLES PIESCH

Electrical Contractor  
AND DEALER IN ELECTRICAL SUPPLIES

All kinds of Electrical Work Installed and Repaired

Houses Taken in Repairs by the Year  
Short Distance Telephones Installed

88 AND 90 CLARKSON STREET

THOMAS F. MCENANEY

ROBERT CATHERS

McENANEY & CATHERS  
*Sanitary Plumbing and Gas Fitting*

Remodeling Bath Rooms a Specialty.  
Heater, Range and Furnace Work.  
Roofs and Leaders.

175 DIVISION AVE. Near Roebling St.  
BROOKLYN, N. Y.  
Telephone, 2364-B Williamsburgh

## SPENCER BURT

Painter and Decorator

Interior and Exterior Plain and Fresco Relief Work  
ARTIST MATERIALS & WALL PAPERS

305 BROADWAY

Near Marcy Avenue Brooklyn, N. Y.  
Telephone 1194 Williamsburgh

## GEO. A. READ

PAINTER AND DECORATOR

508 & 510 FLATBUSH AVE.,

NEAR LINCOLN ROAD BROOKLYN, N. Y.

RESIDENCE, 86 CROOKE AVENUE

TELEPHONE, 468 FLATBUSH

## Terwilliger Manufacturing Co.

PARQUET FLOORS  
AND WOOD CARPET

We make, lay and finish both thin and thick parquet floors, using the finest, thoroughly seasoned white quartered oak, and it is our purpose to do only the best. To this end we apply the knowledge of thirty years' experience, the most approved factory facilities, and the greatest care in selecting and superintending our workmen.

IF YOU CONTEMPLATE BUILDING A  
NEW OR RENOVATING AN OLD  
HOUSE, WE WOULD BE PLEASED TO  
FURNISH SKETCHES AND ESTIMATES  
FREE OF CHARGE

302 FULTON STREET  
Branch of 23d St., under 5th Av. Hotel, M'than  
BROOKLYN  
TELEPHONE, 2334 MAIN

## A. FRANCKEN PIANO INSTRUCTION

FLATBUSH

MONDAYS AND THURSDAYS

New York Studio: 915 Carnegie Hall

Residence Studio: 142 Hooper Street

Tel. 2809 W'msburgh

BROOKLYN, N. Y.

Charles K. Barnum

Henry Shilstone

## JACKSON'S MANTEL AND GRATE WORKS

Mantels, Brass and Iron Goods for Fire Places,  
Tiles for Floors and Walls, Gas Logs, Grates,  
Andirons and Fenders.

OFFICE AND SHOWROOMS:

246 FRONT STREET

(near Franklin Square Station Elevated R. R.)

NEW YORK

Telephone 443 John

Established 1827

Have You Read "Being Done Good"?



SOUVENIR  
ALL SOULS UNIVERSALIST CHURCH  
OCEAN & DITMAS AVE'S.  
FLATBUSH, N. Y.



# W. A. A. BROWN

2044 Bedford Avenue

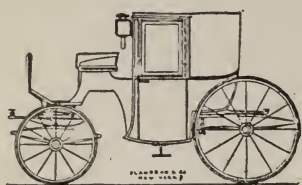
Near Lenox Road, Flatbush

BROOKLYN, N. Y.

TELEPHONE, 1115 FLATBUSH

Builder of Modern Detached  
One Family Frame Dwellings  
and One and Two Family  
Brick and Stone Dwellings





## FLANDRAU & CO. CARRIAGES

AND

AUTOMOBILE CARRIAGE WORK

An Assortment in Stock of all  
Styles for any requirement

GRACE AND REFINEMENT OF FINISH  
DISTINGUISH OUR PRODUCTIONS

406-412 BROOME STREET

Just off Broadway    Dozen blocks from Bridge

Telephone 626 Flatbush

L. F. MUELBE  
Artistic Stained Glass  
FOR CHURCHES and DWELLINGS

1447 Flatbush Ave.    Brooklyn, N. Y.

JOHN C. HOPKINS & Co.  
119 Chambers Street, New York

Awnings, Tents  
and Flags

JEROME L. SUYDAM

(Successor to GARRIT STRYKER)

Boarding and Livery Stables

2217-19-21 Church Avenue

FLATBUSH

Telephone : 81 Flatbush    BROOKLYN

*All Orders Called For and Delivered in  
Greater New York*

GOODS INSURED AGAINST FIRE AND ROBBERY  
THEATRICAL CLEANERS  
GOWNS CLEANED IN 4 HOURS    GLOVES, 5c. A PAIR

MADAME KAMPF

MAISON D'ART

Dry Cleansing and Fancy Dyeing  
840 FLATBUSH AVENUE

Opposite Linden Avenue    BROOKLYN  
Telephone, 208 Flatbush

Works : 252-254 Greene Street, Brooklyn, N. Y.

ESTABLISHED 1895

346 Columbus Ave., Bet. 76th and 77th Sts., N. Y.  
Tel., 4045 Riverside

Hicks Automobile Co.

1384 BEDFORD AVENUE, BROOKLYN

AGENTS FOR

REO MOTOR CARS

BUILT FOR WHAT HAPPENS

BRANCH REPAIR SHOP

940 FLATBUSH AVENUE    -    -    BROOKLYN

CARS ON RENTAL \$3 PER HOUR

3414 PROSPECT — TELEPHONES — 108 J FLATBUSH

Prospect Park South  
Garage

*Coney Island Avenue, near Church*

The best equipped automobile stable in Flatbush

OLIVER SPITZER, Proprietor



CHAS. A. BRECK  
B. W. WILSON, JR. } Proprietors  
A. W. MORLEY, JR. }

## A. REYNOLDS

Excelsior Storage Warehouses

Moving Vans—Packing and Shipping

Office: 503 FLATBUSH AVENUE  
Telephone, 389 Flatbush

Residence: 2209 BEVERLEY ROAD  
Telephone, 1183-L Flatbush

SMOKE   
EL REGALADO  
Havana Cigars

E. & A. FRANKEL  
Cigar Manufacturers  
808 FLATBUSH AVE.

J. T. McKINNEY

Grocer

SNYDER & FLATBUSH AVENUE

TELEPHONE 979 W'MSBURGH

MARTIN F. FICKE

Grocer

79 LEE AVE.

BROOKLYN, N.Y.

HENRY CARSON

WHOLESALE AND RETAIL

Importing Grocer

N. E. Cor, FULTON ST. and BEDFORD AVE. and  
N. E. Cor, BEDFORD AVE. and SO. NINTH ST.

Telephone 362 Bedford for  
New Catalogue

Deliveries in Flatbush District  
Tuesdays and Fridays

GEORGE BEYER

FORMERLY of WILLIAMSBURGH

Where you can buy the highest grade of

Meats and Poultry

at reasonable prices.

I beg for a trial.

Respectfully,

GEO. BEYER,  
Telephone, 512 Flatbush

769 Flatbush Ave.  
NEAR CLARKSON ST.



The Purest Water in the  
entire city is furnished the  
Residents of Flatbush by



---

*The*

---

*Flatbush Water Co.*

*Flatbush, Brooklyn, N. Y.*



# BURGLARY AND THEFT INSURANCE

NEW AMSTERDAM CASUALTY COMPANY

76 WILLIAM ST., NEW YORK

- Q. Do watchmen prevent burglaries?  
A. Not always.  
Q. Does burglary insurance indemnify for burglary losses?  
A. ALWAYS.  
Q. What does a watchman cost?  
A. About \$15.00 per annum.  
Q. What does burglary insurance cost?  
A. \$12.50 per annum for \$1,000.00 insurance.  
Q. Where can this insurance be obtained?  
A. Policies are on sale at the ALL SOULS CHURCH FESTIVAL,  
a representative of the Company being present to issue them. A  
profit accrues to the church funds on every policy so issued.

Fresh-mined Coal Received Direct from Mines in Cars

## Nassau Coal Company

JOHN M. QUIRK, MANAGER

Nostrand Avenue, near Flatbush Avenue

GRAND CENTRAL MARKET  
E. A. Williams

CHOICE MEATS POULTRY,  
GAME, ETC.

ERASMUS ST. Cor. ROGERS AVE.  
Telephone 749 Flatbush BROOKLYN, N. Y.

## J. SCHROEDER

DEALER IN

Beef, Veal, Mutton, Lamb, Pork and  
Poultry

Cor. RUTLEDGE ST. and MARCY AVE.  
BROOKLYN

Telephone 902 Williamsburgh

## Domestic Hand Laundry

512 FLATBUSH AVENUE

First-class work. Shirts ironed to fit. Either domestic  
or gloss finish. All work done by hand on the premises.

*Goods called for and delivered*

Telephone, 713 Flatbush

## PRESTON BROS. COAL AND WOOD

OFFICE AND YARD  
2819-21 CHURCH AVENUE  
NEAR NOSTRAND AVE.



END VIEW

### "The Benedict"

Celebrated Collar Button

WONDERFULLY IMPROVED

New Pat. Oct. 6, 1903

In gold, silver and heavy rolled gold plate. None genuine  
unless stamped Benedict and date of Patent.

FOR SALE ONLY BY

BENEDICT BROTHERS

Jewelers

BROADWAY & LIBERTY ST., N. Y.



SIDE VIEW



TELEPHONE CONNECTION

The Staines, Bunn & Taber Co.

MANUFACTURERS OF

GAS AND ELECTRIC FIXTURES

147 Lawrence Street

Brooklyn, N. Y.

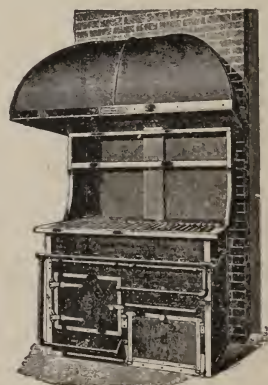
1864

THE FLATBUSH GAS CO.

1905

819 FLATBUSH AVENUE

*Gas and* \_\_\_\_\_  
\_\_\_\_\_ *Electricity*



...FOR...

*Light*

*Heat*

*Power*



---

## THE ONLY WAY

to build up a successful business in the Flatbush or Flatlands section of Brooklyn is to advertise in

### The Flatbush Weekly News and Kings County Record

It is the great home paper and is read by thousands of persons. The advertising rates are reasonable and the RESULTS ARE CERTAIN. The subscription price is \$1.00 a year, payable in advance. Also sold by all newsdealers.

Office: 803 FLATBUSH AVENUE

BROOKLYN, N. Y.

Telephone, 1436 Flatbush—VICTOR L. BEDINGFIELD, Editor

Many of the most attractive houses in Flatbush have been furnished from top to bottom by our contract department. We will furnish the entire scheme, or put the artistic touches on your ideas. We have received and filled orders for everything, from the electric heated utensils in the modern kitchen and dining-room, to the beautiful bedrooms on the top floors. Of course our prices are unmatchably moderate. :: :: :: ::

ABRAHAM AND  
STRAUS.

## TURKISH :: BATHS ::

Healthful :: Restful :: Luxurious



ALWAYS OPEN FOR GENTLEMEN  
—WITH PRIVATE SLEEPING ROOMS

LADIES' BATHS—9 A. M. TO 9 P. M.



32, 34, 36 CLINTON STREET  
BROOKLYN



## A SONG OF PRAISE

emanates from all who purchase  
their Musical Merchandise from

—THE—

*Chandler & Held Piano Co.*

(Oldest and Largest Music Dealers on L. I.)

430 FULTON ST., BROOKLYN

May we send a representative?—We sell pianos on your terms

We tune and repair pianos and musical  
instruments at reasonable prices.





Our bait for business.

Good and stylish clothing,  
furnishings, hats and shoes  
for boy and man.

**ROGERS, PEET & CO.**

258-342-1260 Broadway  
(3 Stores)  
NEW YORK

TELEPHONE, 2685 JOHN

**HARRY J. PEARSON.**

WITH GEORGE P. MOFFAT

**INSURANCE**

**ACCIDENT, LIFE, FIRE,  
BURGLARY AND  
AUTOMOBILE**

66 PINE STREET      NEW YORK CITY

---

*"LEST WE FORGET"*

**JOHN S. McKEON**

**CLOTHIER**

103 BROADWAY  
BROOKLYN

INVITES YOU ALL TO COME IN AT ANY TIME  
ALWAYS READY

---

**THE HARRINGTON ADVERTISING BUREAU**

Room 213 Eagle Building, Brooklyn-New York

---



THE FLATBUSH CONGREGATIONAL CHURCH.

## OUR SPECIAL FEATURES ARE

- ¶ Very complete and careful packing, careful moving and our interest in the goods after they have been moved and unpacked. Your interests are our own, as we guarantee our work : : :
- ¶ Then we are the foremost Fireproof Warehouse in the Borough and have complete departments for the care of your goods.
- ¶ Packing, Moving, Fireproof Storage, Safe Deposit and Silver Vault Storage, Carpet Cleaning and Moth-proof Storage for Carpets and Rugs. We also alter and relay carpets : : :

## The Eagle Warehouse & Storage Company

28 to 38 FULTON STREET

TELEPHONE, 4169 - 4170 MAIN

W. M. VAN ANDEN  
President

SETH L. KEENEY  
Vice-President

HERBERT F. GUNNISON  
Sec'y and Treas.

JOHN E. CASSIDY  
Superintendent

## **IT IS A MATTER OF HEALTH**



### **Royal Baking Powder**

**Makes the Most  
Wholesome Food**

**Light Biscuit  
Delicious Cake  
Dainty Pastries  
Flaky Crusts  
Fine Puddings**

**Absolutely Pure  
and Healthful**

**THERE IS NO SUBSTITUTE FOR IT**

ROYAL BAKING POWDER CO., NEW YORK

---

## SLEE and BRYSON CHAS. ZELLER & SON

(ALFRED L. ZELLER, PROP.)

ARCHITECTS FOR

MESSRS SCHIRIEN, MARTIN-

DALE, McINTYRE, MURIL, ETC.



189 MONTAGUE STREET

BROOKLYN - - - NEW YORK

*FLORISTS AND  
NURSERYMEN*

Fruit, Shade and Ornamental  
Treas, Shrubs, Grapevines, | Fine Collection of Tropical  
and Flowering Plants con-  
stantly on hand.

NEW PLACES PRACTICALLY PLANTED

ESTIMATES GIVEN

Lefferts St. near Washington Ave.

One block from Flatbush Av., BROOKLYN, N.Y.

Branch: 442 Clarkson St.—Tel., 99 Flatbush

---

## GRANT R. PITBLADDO

Manufacturer and Builder of

Granite Monuments, Vaults, Mausoleums

CORNER FORT HAMILTON AND GRAVESEND AVES.

Fort Hamilton Avenue Entrance to Greenwood Cemetery

Telephone, 547 South

BROOKLYN, N. Y.

---

## HARRY T. PYLE

### Undertaker

981 Flatbush Avenue, opp. Albermarle Road

TELEPHONE, 174 FLATBUSH | - BROOKLYN

## Hillary Undertaking Co.

126 DIVISION AVENUE

Brooklyn

New York

TEL. 1147-J WILLIAMSBURG





Furnished by  
**The Union Stove Works**  
70 Beekman Street  
NEW YORK CITY

## Bedford Section of Flatbush

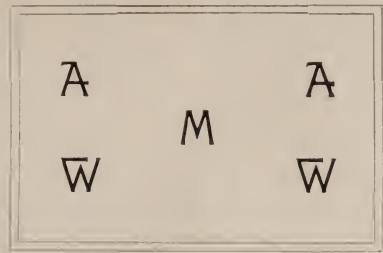
Since the opening of Bedford Avenue, there has been built eighteen brick houses in the above section. These include, a three-story single flat type, which is a new innovation in Flatbush. Nine houses have been sold in the past three months. Another row of double flats is nearing completion in the same locality.

WE RECOMMEND THESE HOUSES  
AS A FIRST-CLASS INVESTMENT

**M. SCHWARTZ**

General Contractor and Builder  
2325 BEDFORD AVENUE, CORNER TILDEN  
BROOKLYN, N. Y.

Telephone, 1239J Flatbush



LAFAYETTE B. HALSTEAD

**Funeral Director and Embalmer**

CARD TABLES AND CAMP  
CHAIRS TO HIRE...

Telephone 31 Flatbush 807 Flatbush Avenue

**BRIGHTON** BOARDING  
and  
LIVERY **STABLES**  
At Junction Flatbush Ave., Washington Ave. and Lefferts Ave.

*Riding and Driving Horses*  
*Stalled, Fed and Groomed in the best manner*

COACHES, BROUGHAMS, HANSOMS and  
LIGHT CARRIAGES to hire at all hours

EDWARD O'HARA, 507-509-511 Flatbush Av.

Inspection Invited—Telephone, 115 Flatbush

**ROCKEFELLER  
—BROTHERS—**

*Kaidamant*

*Sidewalks, Cellar Floors, Curbs, Roadways, etc.*

332 LENOX ROAD

M. AND T. EXC. BOX 96 BROOKLYN, N. Y.

# DITMAS PARK AND DITMAS PARK WEST

In Flatbush to-day there is a value to the detached house, with ample grounds and style of architecture and landscape effects in keeping with it, not heretofore considered. This enhanced value is due to the strict adherence to restrictions that give proper protection and observance of the many details that go to make up the high class home section.

These are essential factors in handling our properties, and the additional dollars offered for the privilege of erecting a different class of improvements or those not in harmony with what has been done, do not appeal successfully.

MANOR REALTY COMPANY

L. H. POUNDS, President

Dorchester Road and E. Nineteenth St., Flatbush



# Flatbush Trust Company

839 FLATBUSH AVE. :: Total Assets, \$3,200,000.00

## SAFE DEPOSIT and STORAGE VAULTS

EVERY business man and householder in Flatbush should have a safe in these massive vaults for the keeping of securities, precious jewels, deeds, mortgages, wills, life and fire insurance policies, an inventory of household effects.

Attention is particularly called to the function of the Company as Executor and Trustee.

THE FLATBUSH TRUST COMPANY EXECUTES TRUSTS OF EVERY DESCRIPTION, serving the living in many capacities and faithfully caring for the estates of the dead. :::: INTEREST PAID ON DEPOSITS





O place like home;--- No place like Flatbush for one.

¶ Excellent Trolley Service.

¶ Fast Elevated Express

Trains, equipped with new steel cars, bring it within fifteen minutes of the Bridge. Frequent service. More light, more air, and as much speed as any sub-way can offer.

¶ These are some of the attractions of

# FLATBUSH

